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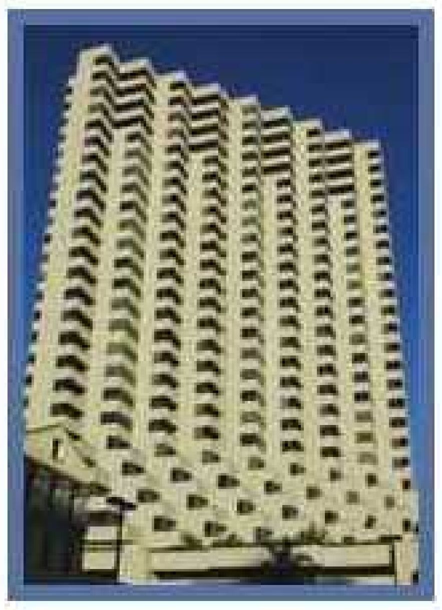
Sky-High Living



In the last decade, Downtown San Diego has become *the* place to live for upscale singles and couples. Pedestrian-friendly Downtown is attracting all sorts of new residents, eager to take advantage of the fine dining, cultural opportunities, and high energy. Many professionals who work Downtown have decided to reside here, as well, to avoid commuting on congested freeways with sky-high gas prices. The community also is attracting "empty nester" retirees. "It was never popular with families," says one long-time downtown resident, "because of the shortage of schools."

Nowadays, if you walk down Fifth Avenue on a Friday night, you'll find the sidewalks packed with local revelers and diners plus conventioneers and tourists from around the country and the world. The atmosphere is as giddy and exciting as it is in New York's Times Square.

But that was not always so. Some San Diego women remember going Downtown as children in the late 1950s and early 1960s wearing their Sunday finest – even little white gloves. That was expected of people, because thriving downtown was where everyone went to shop in the major department stores, eat at the better restaurants, and to watch the latest movies in the plush theaters. That began to change later in the 1960s when malls in the suburbs began to spring up and people started abandoning downtown. There was always a seedy section of Downtown because of its proximity to the harbor, but the entire area went into decline.

Downtown was, well, down…but not out. There was a change in the air in the mid 1970s when the city applied for and was granted redevelopment status of its 1,500 acres. That means it got tax increment financing, which fosters more development. Projects such as revamping the Gaslamp Quarter — eight blocks of Victorian-style buildings constructed between 1873 and 1930 — got underway. Building by building, each was restored to its former glory. The real catalyst, however, for turning Downtown into not just a destination but a residential community, as well, occurred with the building of the Meridian luxury condominiums and the now world-renowned Horton Plaza shopping center in the mid-1980s.

The population is currently about 25,000, but that is expected to double to 50,000 in the next 25 years. And builders are prepared. The luxurious high-rise condo is king downtown and new construction is constant. With the development of Petco Park, home of the San Diego Padres baseball team, livable space continues to grow eastward. This area is known as the East Village. Another popular residential area is charming Little Italy, on the west side of Downtown.

For the ultimate in luxury, note the penthouse pictured here. It took 50 artisans more than 47,000 hours to create Palazzo de Cielo, or palace in the sky. With glorious views from almost every room, the penthouse, located in the Renaissance building, has 4,400 square feet of interior space plus 1,500 square feet of garden terrace. The pride in craftsmanship of this home is like taking a step back in time. Prudential California Realty's Paul Roberts in association with Gregg and Debbie Neuman have this $10 million dollar listing.

For more information on the listing,
Web #129856, go to
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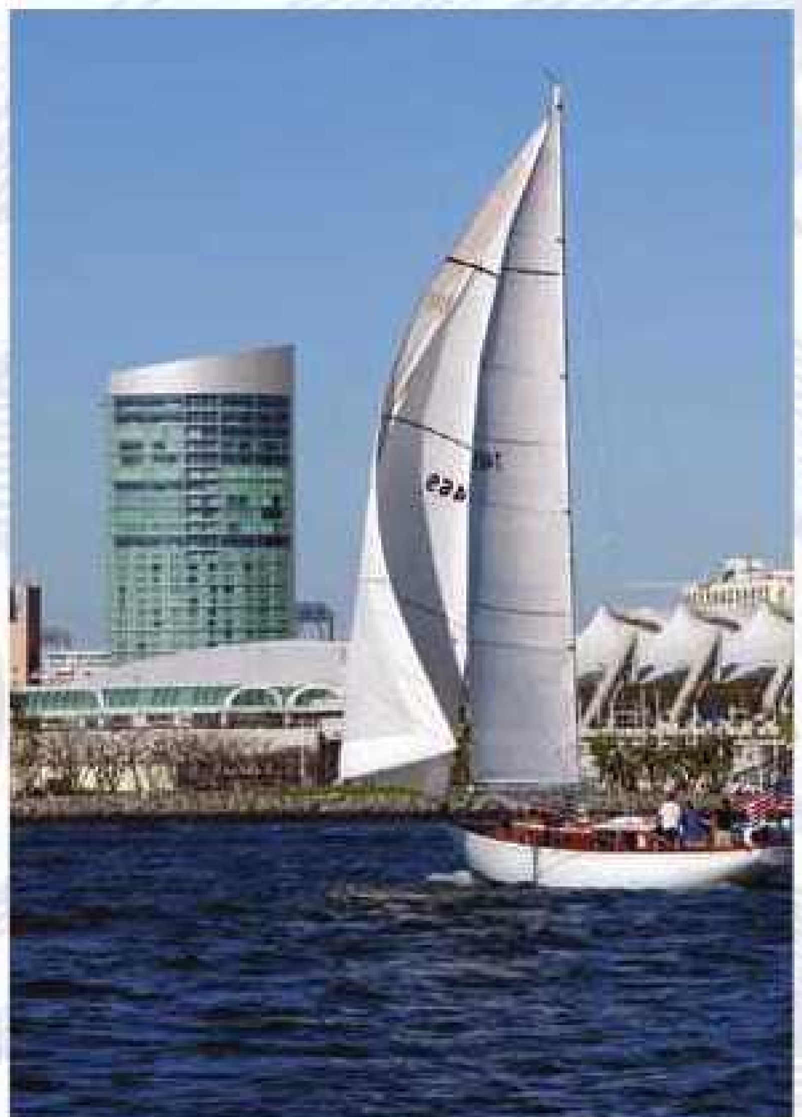

MEGA Buys

For Candy Spelling and Donald Trump, Things are Looking Up

ABOVE: Donald Trump. (photo: tv.popcrunch.com)
BELOW: Maison de L'Amitie in Palm Beach. (photo: businessweek.com)

While the housing market has stalled in the lower ranges, the upper upper end is sizzling.

Candy Spelling, widow of the late TV mogul Aaron Spelling and mother of actress Tori Spelling, knows how to downsize in style. She recently bought the two top floors in the yet-to-be-completed Century residential tower in Century City, in the heart of Los Angeles, for $47 million. She'll be moving out of the family's Holmby Hills mansion, the largest home in L.A., with its 123 rooms and 56,500 square feet of living space.

The 16,500-square-foot condo, which, at $2,648 per square foot, has set a record price for an L.A. condo, will be completed in about a year. Spelling's plans for the penthouse, on the 41st and 42nd floors, include a living room with two fireplaces, a dining room that will seat 25, and staff quarters on the lower level. The upper level will house the bedrooms, including a 4,000-square-foot master suite, an exercise room, a massage room, a swimming pool and deck, and a conservatory with a rose garden.

Spelling will have a 360-degree view stretching from downtown L.A. to Santa Catalina Island.

Meanwhile, on the other coast, Donald Trump sold his oceanfront mansion, called Maison de L'Amitie, for $100 million to Russian fertilizer billionaire Dmitry Rybolov. That is reported to be the highest price ever paid for an estate in the United States. The 60,000-square-foot Palm Beach, Florida mansion is spread over several buildings and has a gargantuan fountain in the front and 475 feet of ocean in the back.

Trump renovated the home after buying it for about $41 million in 2004. He assigned Kendra Todd, one of Trump's "The Apprentice" reality show winners, to spruce it up. Among other luxuries, she added marble and 24-carat-gold fixtures...even in the bathrooms.

"I think it's a great sign for the area, a great sign for Palm Beach and all that Palm Beach represents," Trump told a reporter with the Associated Press.

For MEGA home listings, go to:
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ABOVE: The Spellings' Holmby Hills mansion (photo: Rex Features);
LEFT: Candy Spelling. (photo: exposay.com)

San Diego's Wealthiest Community

Rancho Santa Fe is always listed among the "richest" suburbs not just in California but in the entire U.S., according to numerous surveys. This shady, peaceful 6.8-square-mile haven is home to only 3,250 people.

When the Lake Hodges dam was completed in 1917 – bringing water to the area – residential development became the focus of the community. Construction of the "Covenant" – as the original subdivision was called – began in 1922. The Spanish Colonial Revival flavor of many homes and public buildings was largely thanks to the efforts of local architect Lilian Rice.

Early Rancho Santa Fe visionaries made sure that the winding roads that traverse the community make it impossible to speed – all in the name of enjoying the scenery of the Spanish haciendas and ranches set discreetly among the trees and hills.

The Rancho Santa Fe Association enforces strict landscaping, architectural, and commercial development codes. The minimum Covenant lot size decreed by the association, for example, is 2.5 acres.

The community enjoys some of the highest ranked schools in the state, miles and miles of horse riding trails, and excellent golf courses. In the town center you'll find exclusive shops and fine dining. It is also the location of the venerable Inn at Rancho Santa Fe and what's been called the community's gossip center: the post office. All residents must pick up their mail there.

See more: WEB # 132961

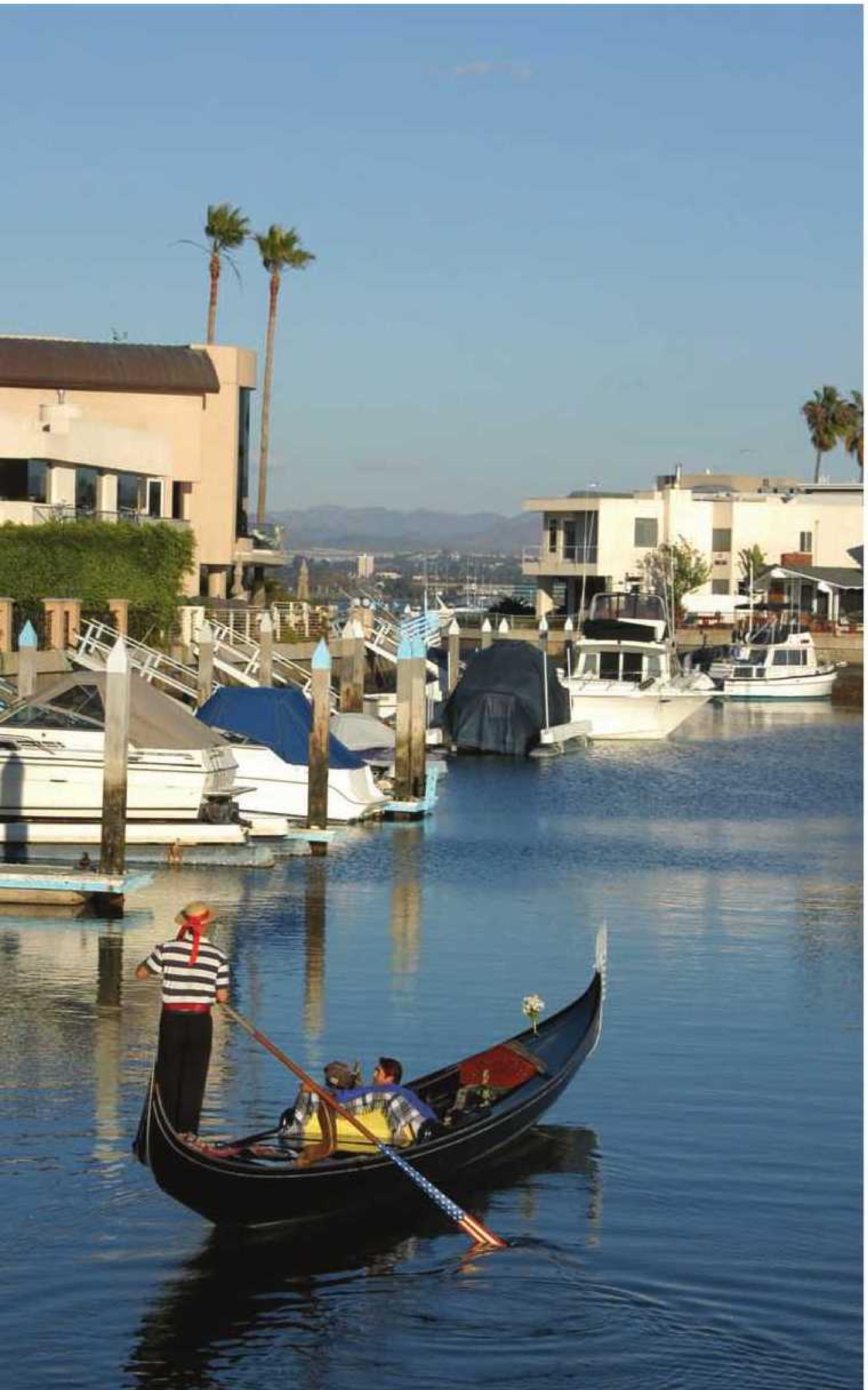
See more: WEB # 132913

There are several newer developments in the Rancho Santa Fe vicinity that are not governed by the Covenant, but share in its commitment to an ambience of peace, privacy, and prosperity. These include Fairbanks Ranch, former home of Douglas Fairbanks and Mary Pickford, Del Rayo, Morgan's Run, the Crosby Estate, Hacienda Santa Fe, Rancho Cielo, The Bridges, Santaluz, and the Summit.

For more information and web #s, go to: WWW.**MEGA**DREAM**HOMES**.COM

SOUTHERN CALIFORNIA'S RIVIERA

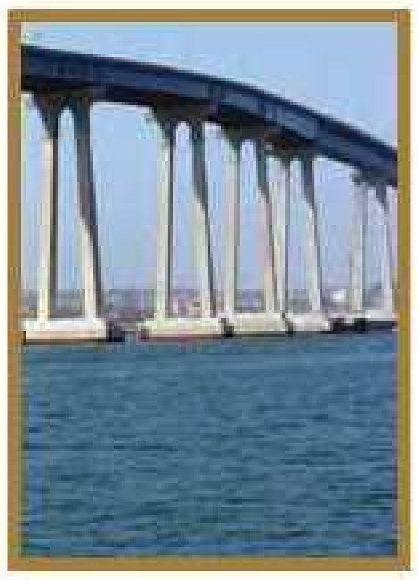
A Sampling of our Glorious Coastal Communities



SAN DIEGO COUNTY

Coronado

The Crowned City



Bordered by the Pacific Ocean, Glorietta Bay, and San Diego Bay, Coronado is linked to the mainland by the spectacular Coronado Bridge and a narrow strip of land called the Silver Strand. In other words, to the surprise of many visitors, Coronado is not an island, though with its quiet, charming atmosphere and warm, sunny climate, it often feels like one!

Just 13.5 square miles in size, the sparkling seaside town boasts 28 miles of beaches. Coronado was formerly accessible from downtown San Diego only by ferry. The San Diego-Coronado Bridge was built during the 1960s at a cost of $47.6 million. Completed in 1969, the 2.12-mile-long bridge has an orthotropic design.

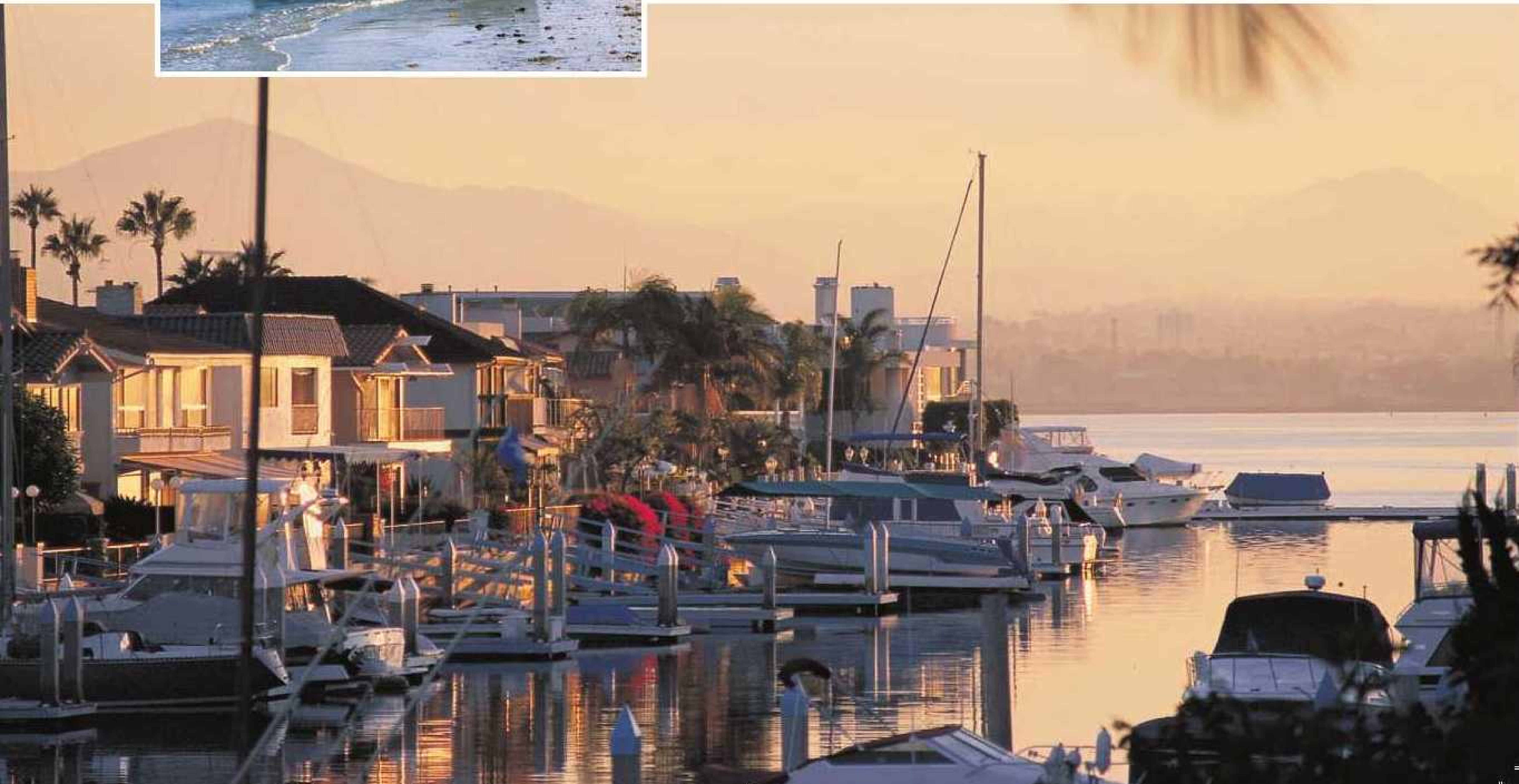
The city has about 29,000 full-time residents (including those in military quarters), and attracts some two million tourists every year. It has one of the lowest crime rates in the county, and that's attributed to the fact that there are only two entrances to the city.

Coronado residents are among the most highly educated in San Diego County, which may be why the city hosts so many arts and culture venues and events. The Lamb's Players Theater is San Diego's only year-round professional theater group. The Coronado Playhouse has provided community theater for more than 50 years. Spreckels Park is the site of Art-in-the-Park, where local artisans display and sell their works on the first and third Sunday of every month.

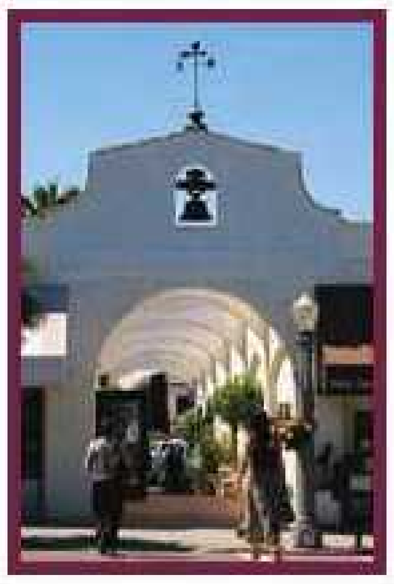
Local Realtors say that the city can be divided into three residential areas. The "Village" includes downtown, the Hotel Del, and the area around it. It's here you'll find plenty of palm trees and tile. Golfers love the Village because it's so close to the 18-hole Coronado Municipal Golf Course. The Glorietta Bay Marina is also nearby.

"Coronado Shores" is the second residential area. It's a narrow strip of land along the south side of the Silver Strand, close to the Village. High-rise condos are the housing of choice here, and ocean views are spectacular. Many wealthy Mexican citizens own here.

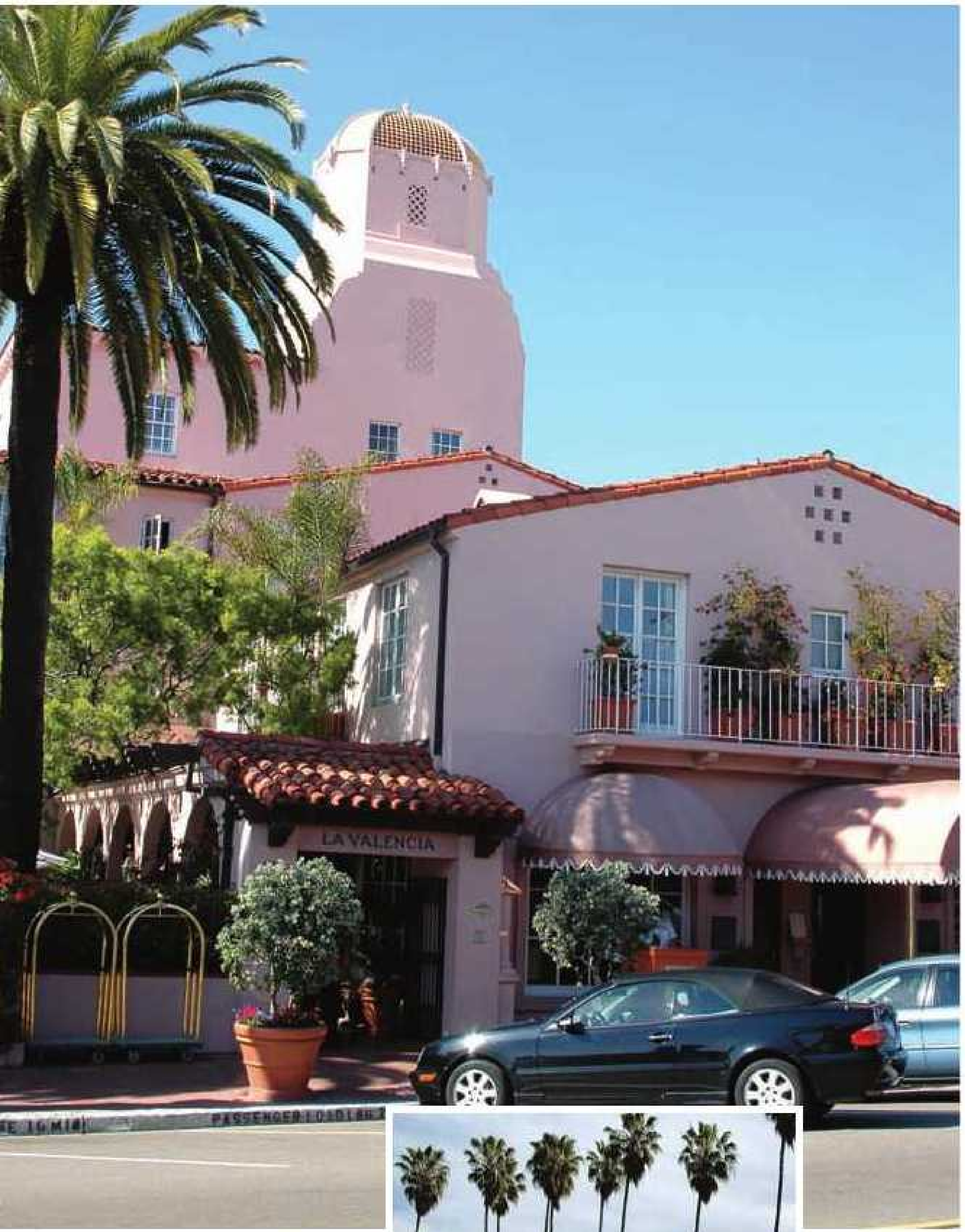
The third residential designation in the city is the "Coronado Cays," an exclusive, gated community on the bay side of the Silver Strand. Most homeowners have private boat slips just steps from their doors. This is the only community south of Newport Beach to boast such a feature. At the center of the development is the prestigious Coronado Cays Yacht Club.



La Jolla
The Jewel of San Diego



There are a number of caves along the ocean in La Jolla and some people believe the community's name has its origins in the Spanish spelling of an Indian word for "cave." Others insist it is a variation of the Spanish word "la joya," which means "the jewel." It's not easy to argue against the latter claim, because La Jolla really is a jewel. Seven miles of beaches, a spectacularly sculptured coastline, virtual palaces perched for whitewater views, sidewalk cafes, art galleries, exclusive and trend-setting boutiques, La Jolla is a perennial favorite in the travel sections of websites and newspapers all over the world. Like the San Diego Zoo and Sea World, La Jolla, which lies about 12.6 miles north of downtown San Diego, is always on the "must-see" lists of tourists.

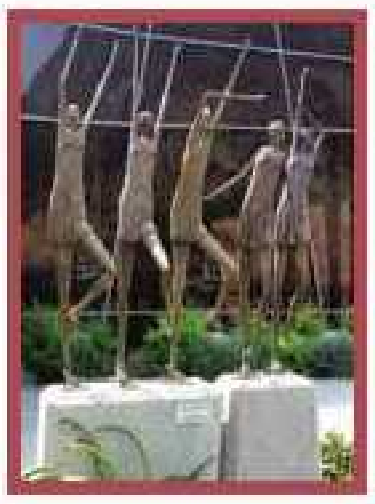


La Jolla is not incorporated — it is a part of the city of San Diego. The community's northern boundary is below Torrey Pines State Park and the southern part encompasses the Bird Rock area and ends at Turquoise Street where Pacific Beach begins. With 42,468 residents, population growth has been relatively slow over the last decade or so compared to other parts of San Diego County. There is simply very little room left for new growth. The weather is superb: The average high and low temperatures are about 75 and 65 in July; 71 and 50 in January.

The community has world-famous status as a scientific center. It's the home of the University of California at San Diego, the Scripps Institution of Oceanography, the Stephen Birch Aquarium, the San Diego Supercomputer Center, the Scripps Clinic and Research Foundation, the Salk Institute for Biological Studies, as well as a number of thriving bio-tech companies. The presence of these institutions and companies is one of the major reasons La Jolla has such a highly educated populace; some 67 percent of residents have a bachelor's degree or higher. Many scientists and professors have only a five or 10-minute commute to work.

Besides its multiple distinguished art galleries, La Jolla is home to the stunning Museum of Contemporary Art San Diego. Also, in recent years, the La Jolla Playhouse theater has become internationally known thanks to its commitment to producing new plays... plays that often end up on Broadway. Finally, La Jolla boasts one of the top municipal golf courses in the U.S. – the Torrey Pines Golf Course. It hosts the Buick Invitational PGA Tournament each winter. This summer the Torrey Pines Golf Course hosted the PGA US Open.

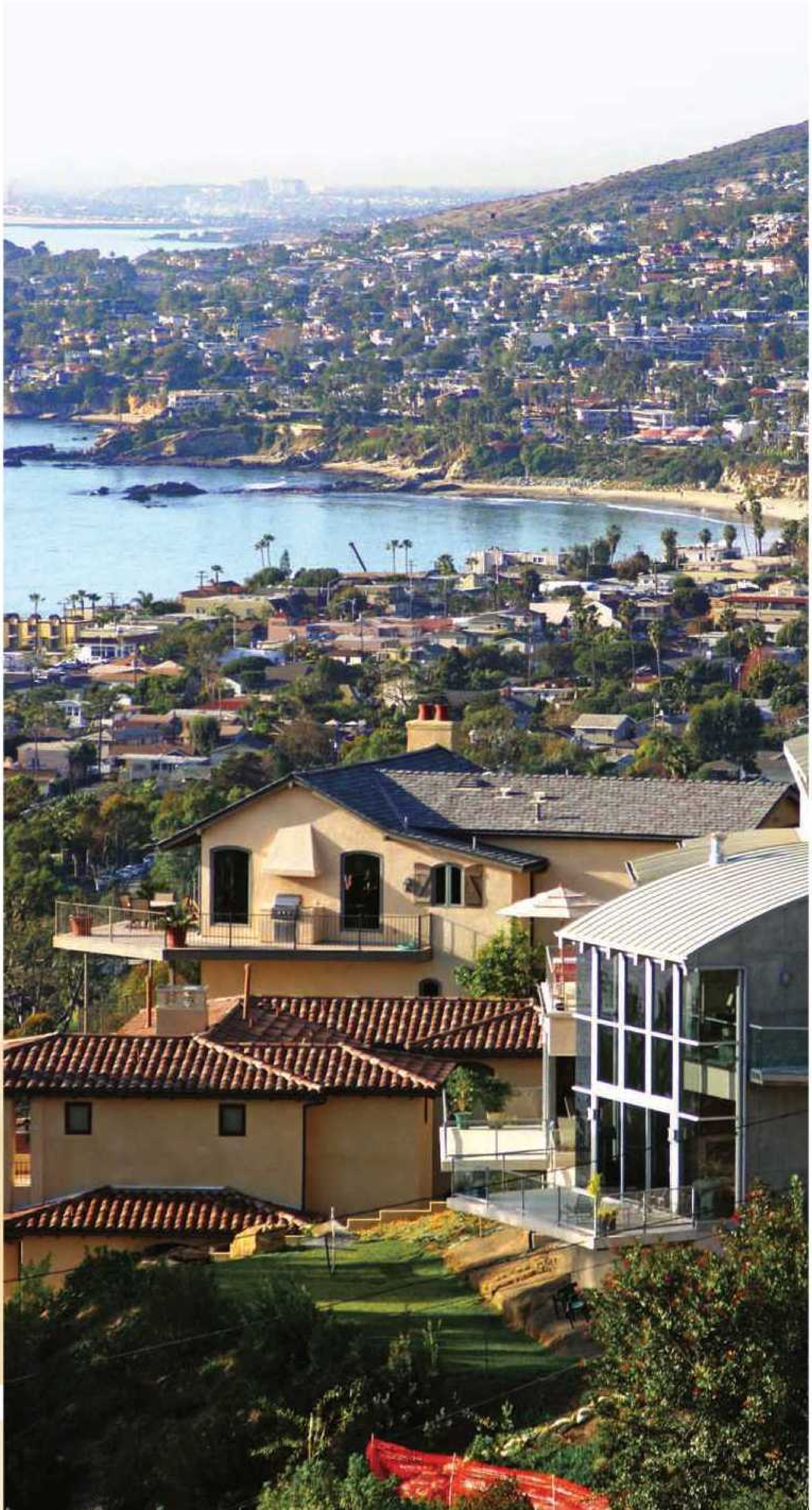
Laguna Beach
Artist Colony & World-Class Resort



The city of Laguna Beach is well known as a unique beach community and artist's colony with seven miles of city beaches running along its nine square miles. The resident population of about 26,000 enjoys the ambiance provided by the sandy beaches, canyons, and coastal hills. During the summer, several million visitors are drawn to the resort environment for its picturesque beaches, art festivals and the Pageant of the Masters. Laguna's village scale shopping district, blufftop walkways, and tram system create a pedestrian environment and scale that is unique in Southern California.

By the middle of the last century, the city had already caught the eye of Hollywood filmmakers. Stars like Bette Davis, Mary Pickford, Judy Garland, Rudolph Valentino, Charlie Chaplin, Mickey Rooney, and Ozzie and Harriet Nelson maintained homes in town.

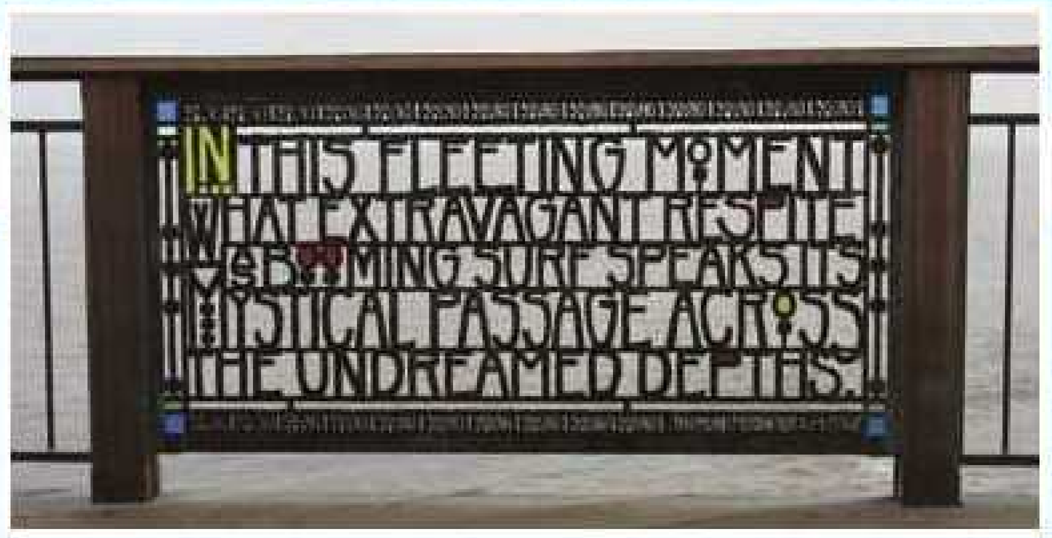
Today, Laguna Beach has become a full-fledged resort town. Its newest addition is the Montage Resort & Spa, which draws its own Hollywood



crowd. Locals and visitors alike can stroll in the new public park that was created along with the Montage, explore tide pools, and enjoy the sunsets over the Pacific — just as the Indians, Spaniards, and early artists who recognized Laguna's charm did in times gone by.

The town is host annually to the Festival of the Arts and Pageant of the Masters. Recognized internationally as the best presentation of its kind, the Pageant presents startlingly faithful re-creations of classical and contemporary works, using real people to pose and look exactly like their counterparts in the original works. The 90-minute presentation in an outdoor amphitheater includes a professional orchestra, original score, live narration, intricate sets, cutting-edge lighting, expert staff, and hundreds of volunteers with an the ability to pose without moving a muscle!

Laguna's universal allure is best expressed on a famous gate built in 1935 that today stands at the corner of Forest and Park avenues. It reads, "This gate hangs well and hinders none, refresh and rest, then travel on."



Newport Beach
A Gorgeous & Glamorous Address

It is no wonder that so many people find their dream homes in Newport Beach. With 25 square miles of oceanfront, bayfront, and harbor waters, including two piers, charming islands, and wide sandy beaches, people have described the views of and from Newport Beach as "right out of a French Impressionistic painting." It's too bad Renoir and Monet didn't live long enough to paint it. Newport Beach's harbor has more than 15,000 boat slips, and the city has the largest concentration of pleasure craft in the United States. The city offers excellent golf courses, and, because of the balmy climate, golfers can play year-round.

Located 46.2 miles south of Los Angeles, Newport Beach has several communities, and each is unique in its characteristics. These communities include East Bluff/Harbor View, Newport Heights, West Newport/Lido, Lower Newport Bay/Balboa Island, Balboa Peninsula, West Bay/Santa Ana Heights, Corona del Mar, and Newport Coast.

Newport Beach has more than 300 restaurants, many with the best ocean views in Orange County. Boutiques abound. Some of the popular shopping areas include the Boardwalk Shops at the Newport Pier, Corona del Mar Plaza, the Crystal Cove Promenade, and the famous Fashion Island mall, which calls itself Southern California's premier open-air retail center. Its ambience is that of a Mediterranean village.

The city's 83,000 population is made up primarily of people who love the outdoor lifestyle...especially boaters and golfers. There are so many celebrities who own primary or vacation houses in Newport Beach that you can actually take a boat tour of their homes (or former homes).

Pacific Palisades

The Pride of The Palisades

Just north of Santa Monica and south of Malibu lies Pacific Palisades, named for and located on the bluffs where Sunset Boulevard meets the Pacific Ocean. Pacific Palisades is surrounded by six major canyons that wind their way from the Santa Monica Mountains to the ocean. They add beauty and contrast to the community, because some are uniquely blessed with lush vegetation, wildlife, underground springs, and streams and brooks. Because of the geography created by the canyons and mountains, many Pacific Palisades residents enjoy panoramic views of the ocean shoreline, forested canyons, and spectacular undeveloped mountain landscapes.

The 27,000 residents pride themselves on their community's "small-town" feel. "Pacific Palisades reminds us of what a community should be like," says a local Realtor who lives and works in Pacific Palisades. "The wide range of schools, access to local and state parks, community activities like the Fourth of July Parade, Santa on the Village Green, shopping at the Sunday Farmer's Market, or cheering at an AYSO soccer game represent the attraction that has led to the Palisades becoming a much sought-after place to own a home."

The town attracts upscale young families for the high quality of the local schools. Besides the numerous top-notch private schools, all of Pacific Palisades' public schools are charter schools, which means they have autonomy over their budgets and curricula and there is a lot more parent involvement than in a non-charter school. Pacific Palisades' proximity to the production facilities of L.A.'s entertainment industry makes it popular, too, with screenwriters, directors, producers, and TV and film stars. Among celebrities who live or once lived in Pacific Palisades are Arnold Schwarzenegger, Martin Short, Tracy Ullman, Tom Cruise, Billy Crystal,

Whoopi Goldberg, Sugar Ray Leonard, Chevy Chase, Bill Cosby, Steven Spielberg, and John Goodman. The late Walter Matthau was one of the first stars to break the "Beverly Hills or Bel Air?" tradition by moving to Pacific Palisades. The community attracts beach lovers, too. Residents are just a 10-minute drive from Will Rogers State Beach.

The compact, tree-lined, four-block Pacific Palisades "Village" offers a range of amenities from cappuccino to clothes for all ages. A local Realtor says few people from outside the community come to shop in the Village. "As a result," she says, "people who live in the Palisades come to know the shopkeepers personally." She says the community is only three miles from the wildly popular Third Street Promenade in Santa Monica, where shopping is king during the day and nightlife rules after the sun goes down.

The diversified topography of the community gives buyers a wide range of atmospheres and home styles to choose from. "We have single-level homes cascading down the mountains with spectacular views of the Santa Monica Bay; rustic canyon retreats reminiscent of Mill Valley; and the flats around the Village for the 'urban' buyer who wants to be within walking distance to schools and shopping," says another Realtor who loves the area, adding that most of the celebrities live in an area called Palisades Riviera.

For more information, go to:
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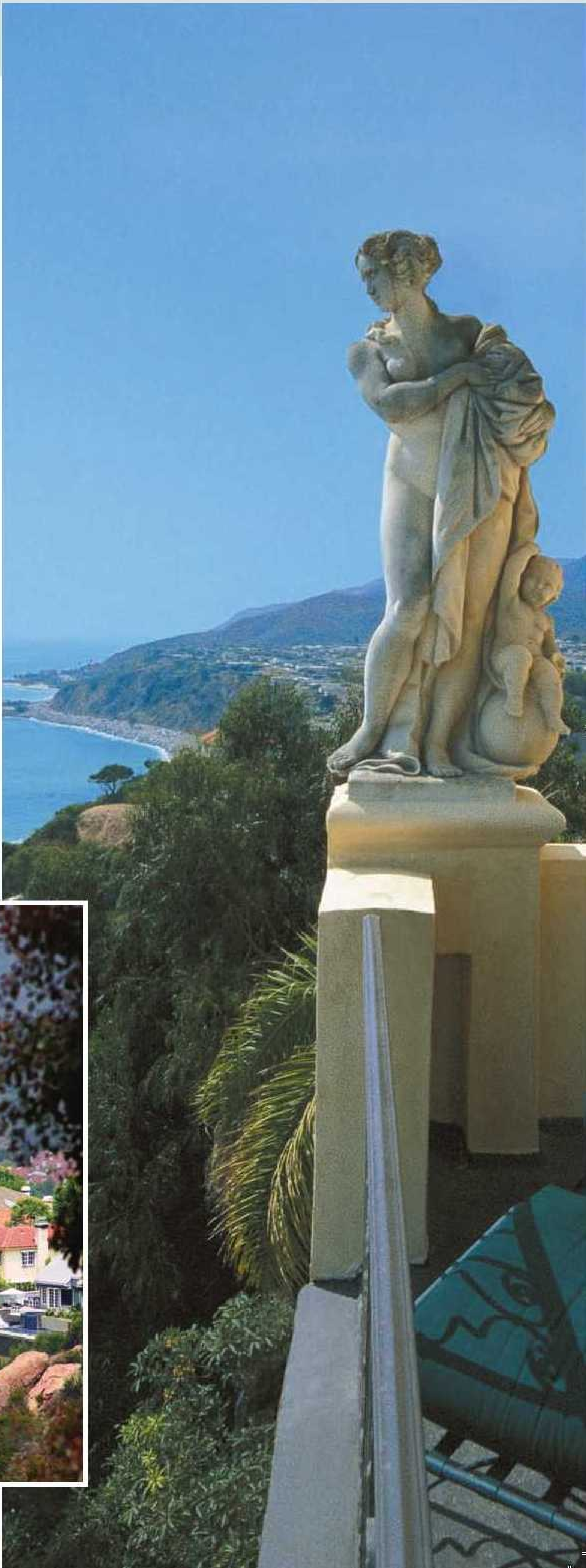

Superb Castle Villa In Prominent Hill Position

LUGANO I TICINO One of the best places to live and enjoy Switzerland's high security, first-class health system, efficient public services, and advantageous tax system is Lugano, Switzerland's third banking city. A famous landmark, this truly unique property is just minutes above the city, and less than one hour from the fashion metropolis Milan. Liberty style, 10,700 square feet of luxury living, elevator, four reception rooms, kitchen, two suites, five rooms, three bathrooms, ward's apartment, cellar, and a 40-meter-high panoramic tower with a breathtaking view over the glittering lights of the city and the gulf of Lugano. A masterpiece of the star-architect Gino Coppedè.

6 bdrm | 4 bath | 10,700 sq. ft.

OFFERED AT $24,500,000 USD

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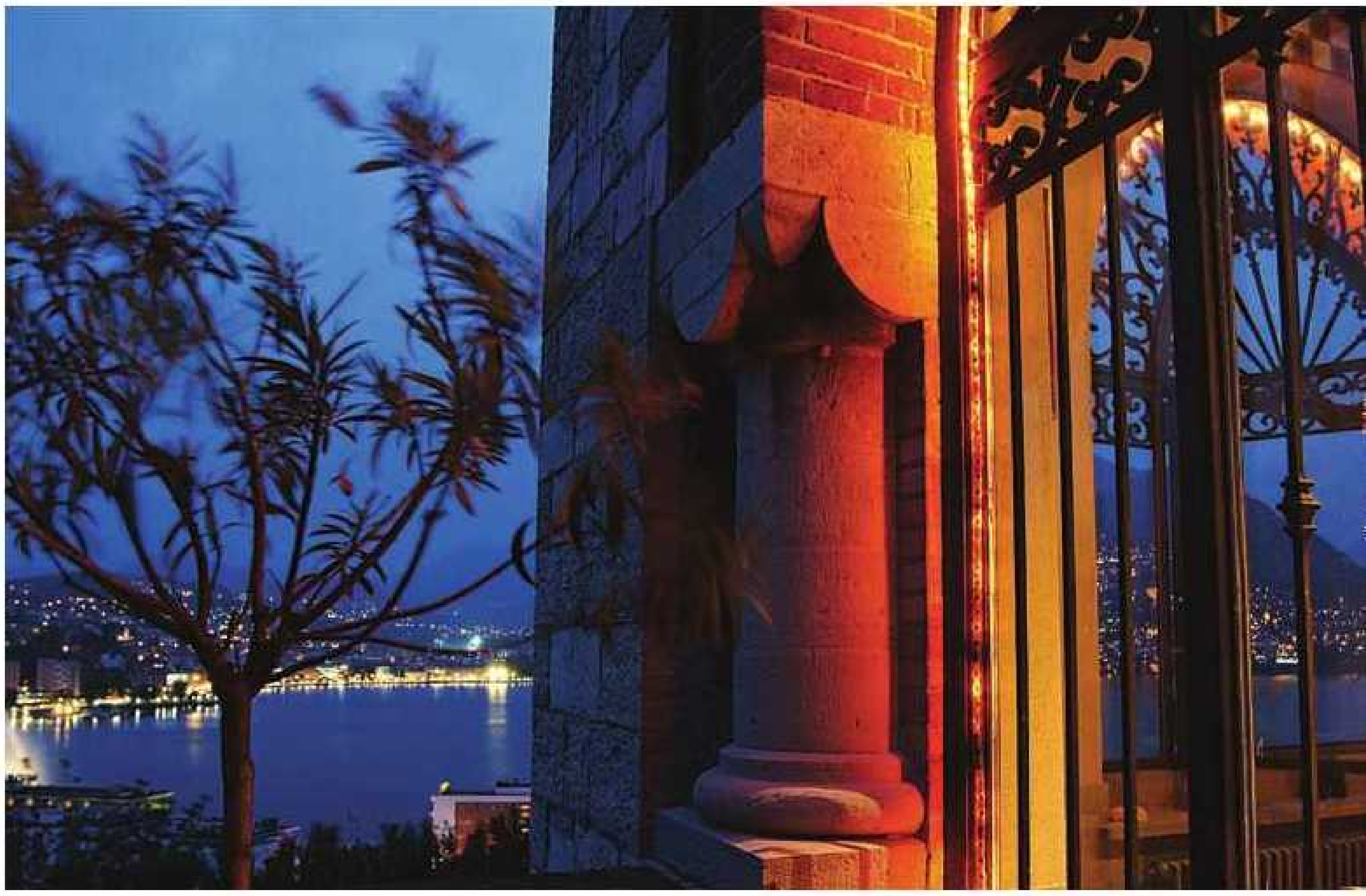

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6 bdrm I 6.5 bath I 12,000 sq. ft.

OFFERED AT $12,800,000

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Avalanche Ranch, Montana

FLATHEAD VALLEY | MONTANA Located near fashionable Bigfork and Flathead Lake, in the foothills of the Swan Mountains on 68+/- acres, this European-styled showpiece revels in a mountain panorama. Inspired by the great lodges of nearby Glacier National Park, this estate conveys luxurious comfort in its grand lodge, guest cottages, caretaker's home, and equestrian facilities. The soaring foyer presents the great room, elegant dining room, and sunroom. The billiard bar room was constructed in old-world style and is ideal for any reception preceding a private showing in the adjacent state-of-the-art Theo Kalomirakis movie theater that harkens back to the opera houses of the old west. The romantic fire-lit master suite with spa bathroom replicates the grandeur of the main rooms on a more intimate scale. Avalanche Ranch, furnished with many 19th Century European antiques. Furnished price upon request.

14 bdrm | 14 bath | Lodge 16,448 sq. ft.

OFFERED AT $13,900,000

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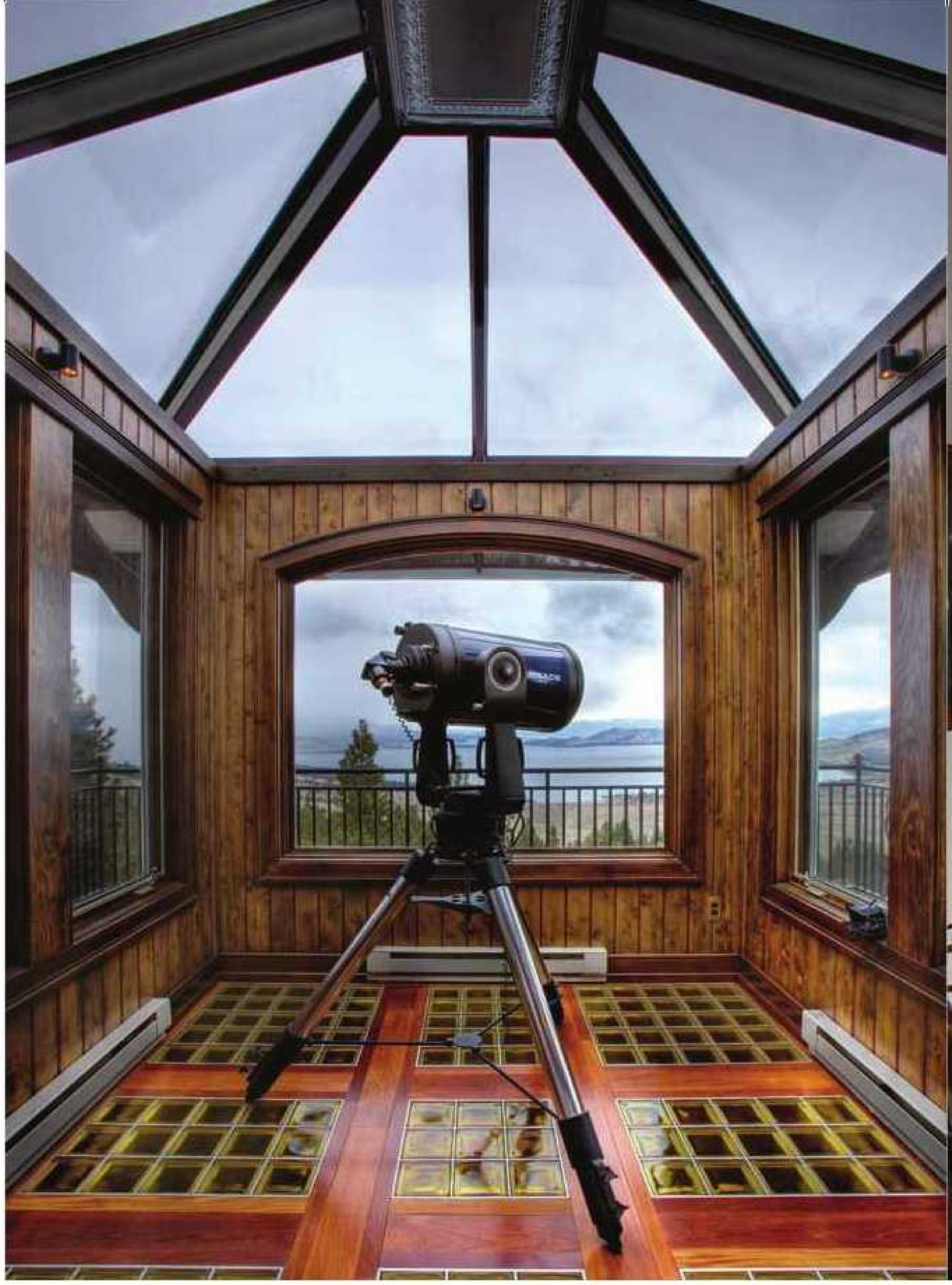

Breathtaking Views Of Flathead Lake

BIG ARM I MONTANA Framed by Montana's Big Sky, this magnificent, fully furnished, private estate, situated on 60 acres, has unparalleled views of Flathead Lake, Wild Horse Island, and the Mission Mountains. Elegant sophistication, with unmatched amenities describes this handsomely appointed home. Comprised of several buildings, this secluded and serene property envelopes: a main three-bedroom home, three-stall garage with attached two-bedroom apartment, recreational building with two-lane bowling alley and racquetball court, equestrian center, archery and pistol shooting range, and a caretaker's residence. Making this property especially unique and attractive are the gated entry, helipad, celestial observatory, media room, pool, tennis court, wine cellar, and more.

OFFERED AT $9,750,000

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At The Base Of Paradise Valley's Camelback Mtn.

PARADISE VALLEY I ARIZONA Magnificently appointed and sumptuous beyond words, this virtuoso five-acre estate is located in the shadows of world-famous Camelback Mountain. Enter this mesmerizing masterpiece through a gated courtyard reminiscent of a fine Italian countryside villa. Inside, bask in the tantalizing ambience created by a wealth of trestle-beamed ceilings and massive fireplaces surrounded by handsome stone collage finishings. The showcase kitchen, with its stunning center island designed for preparation as theater, is love at first sight for the discriminating bon vivant. Boasting a soaring Colorado-lodge ceiling, the family room dazzles with sheer glass doors that open to a magical alfresco wonderland graced by fresh-air dining and dancing terraces. The lush, undulating rear grounds enchant the soul and senses with a sensuous Tahitian pool, romantic bridge and a backdrop of cascading waterfalls. Additional 5-10 acres are available as well.

4 bdrm | 7 bath | 20,000 sq. ft.

OFFERED AT $30,000,000

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.
ESMH07HASS | WWW.MEGADREAMHOMES.COM | WEB #134322

BOB HASSETT

Russ Lyon Sotheby's International Realty Company

602-750-1000 cell

www.bobhassett.com

bhassett@russlyon.com

PARADISE VALLEY | ARIZONA

Splendid Manor Estate

LOS ALTOS HILLS I CALIFORNIA

Stonebrook Court is an architectural masterpiece that has played host to presidents, kings, and celebrities. Built in 1914 and completely restored to its magnificent glory, this home is one of the greatest estates in California. 21 miles south of San Francisco, in the heart of Silicon Valley, this approx. 30,000 square foot mansion is on 7.5 manicured acres in the style of English Tudor and Jacobean revival. The opulent interior includes living room with Italian Palazzo ceiling, antique marble fireplaces, a grand ballroom with 16th century 18-foot gilded Venetian ceiling from Pallazzo Grimani, an oak center stair hall, library with wall-to-wall bookcases and inlaid hardwood floors, gourmet kitchen with mahogany island and onyx counters, breakfast room with Gothic arched windows, an exquisite wine cellar, an elegant pool with pool pavilion, complete with seven bedrooms, seven full baths, three half-baths, a staff house, a gym/workshop building, three-car garage, and space for extra parking.

7 bdrm | 7 bath | 30,000 sq. ft.

OFFERED AT $38,000,000

OLIVIA HSU DECKER
415-435-1600
Olivia@sanfranciscofinehomes.com
For this and other fine homes,
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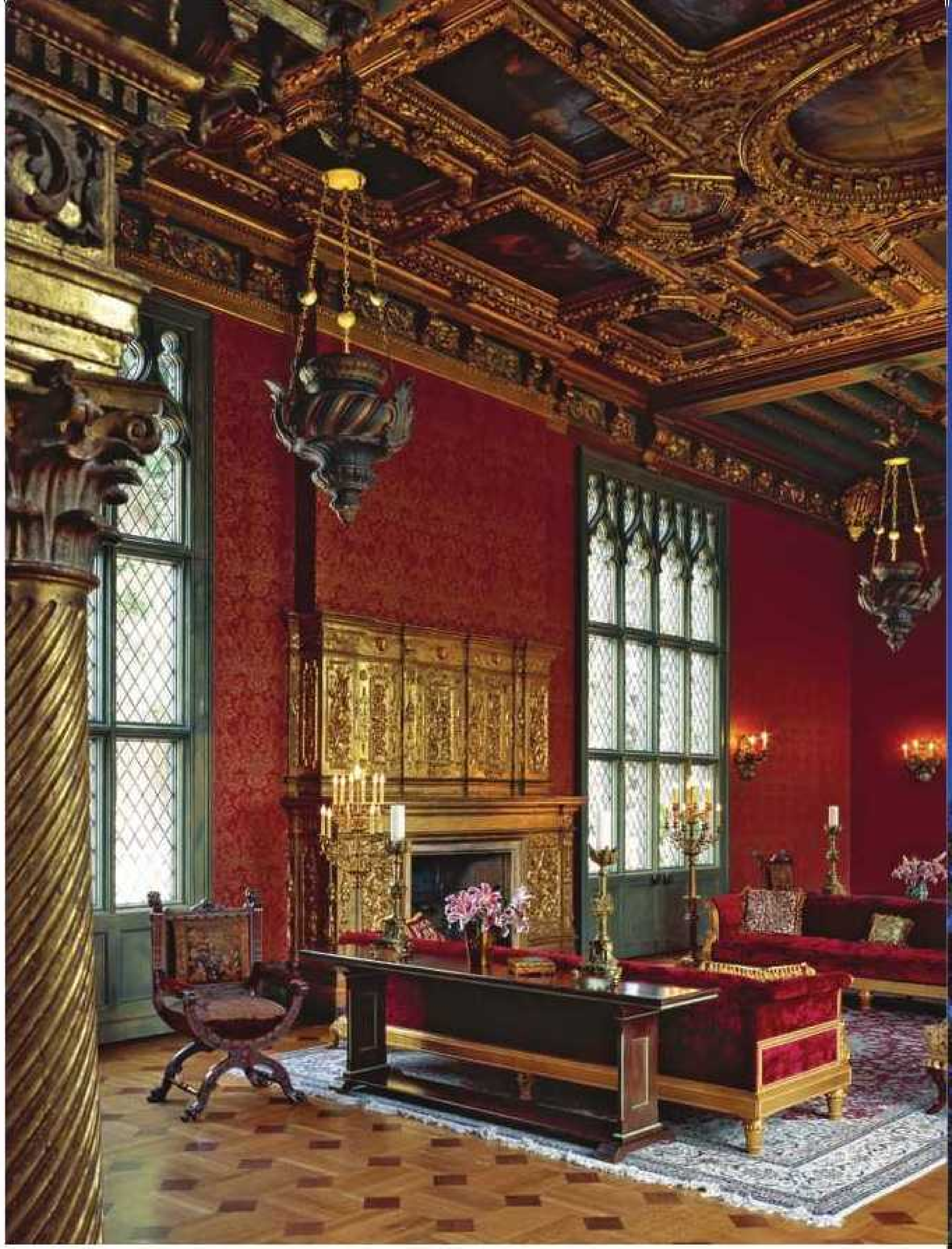

Decker Bullock | Sotheby's INTERNATIONAL REALTY

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ESMH07DECK | WWW.MEGADREAMHOMES.COM | WEB #133611

LOS ALTOS HILLS | CALIFORNIA •

El Fureidis

MONTECITO I CALIFORNIA El Fureidis is situated on over ten acres in prime Montecito. Designed by renowned architect Bertram Goodhue to be one of Santa Barbara's most magnificent Mediterranean estates, El Fureidis translates to "Little Paradise." Featuring spectacular gardens with six levels of cascading pools, it was chosen by Director Brian De Palma as the expression of the ultimate luxury estate in his film "Scarface." The approx. 10,000 sq. ft. home has been completely renovated including a new gourmet kitchen, state-of-the-art entertainment system, and an update of all systems. The estate features ocean views, a huge master suite with his-and-hers baths, four guest bedrooms, an oversized swimming pool, children's playground, and two two-bedroom cottages for staff. For lease, fully furnished at $150,000/month. Also available short term with staff and private chef. Please call for rates. www.631ParaGrande.com

5 bdrm I 6 bath I 10,000 sq. ft.

OFFERED AT $35,000,000

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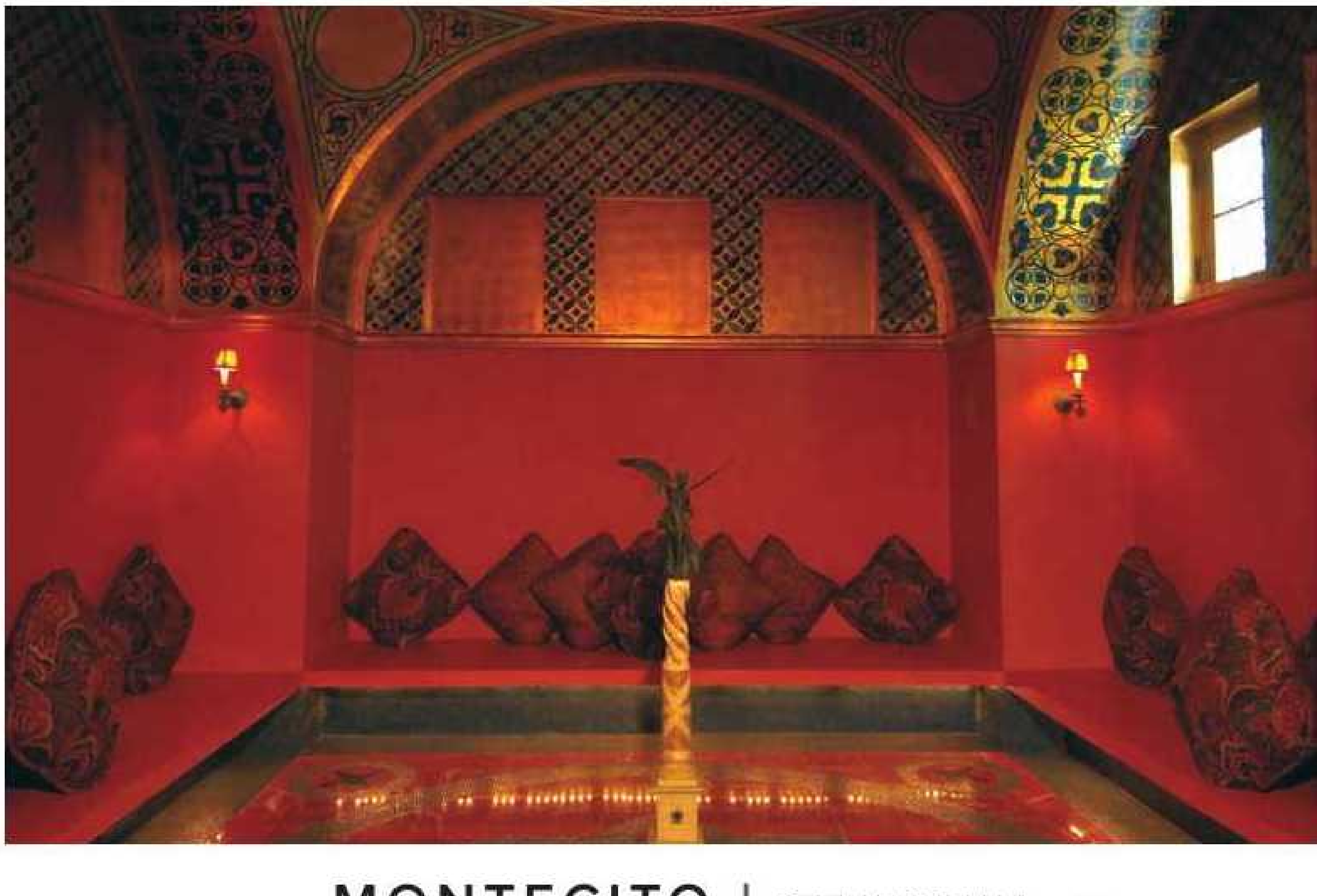
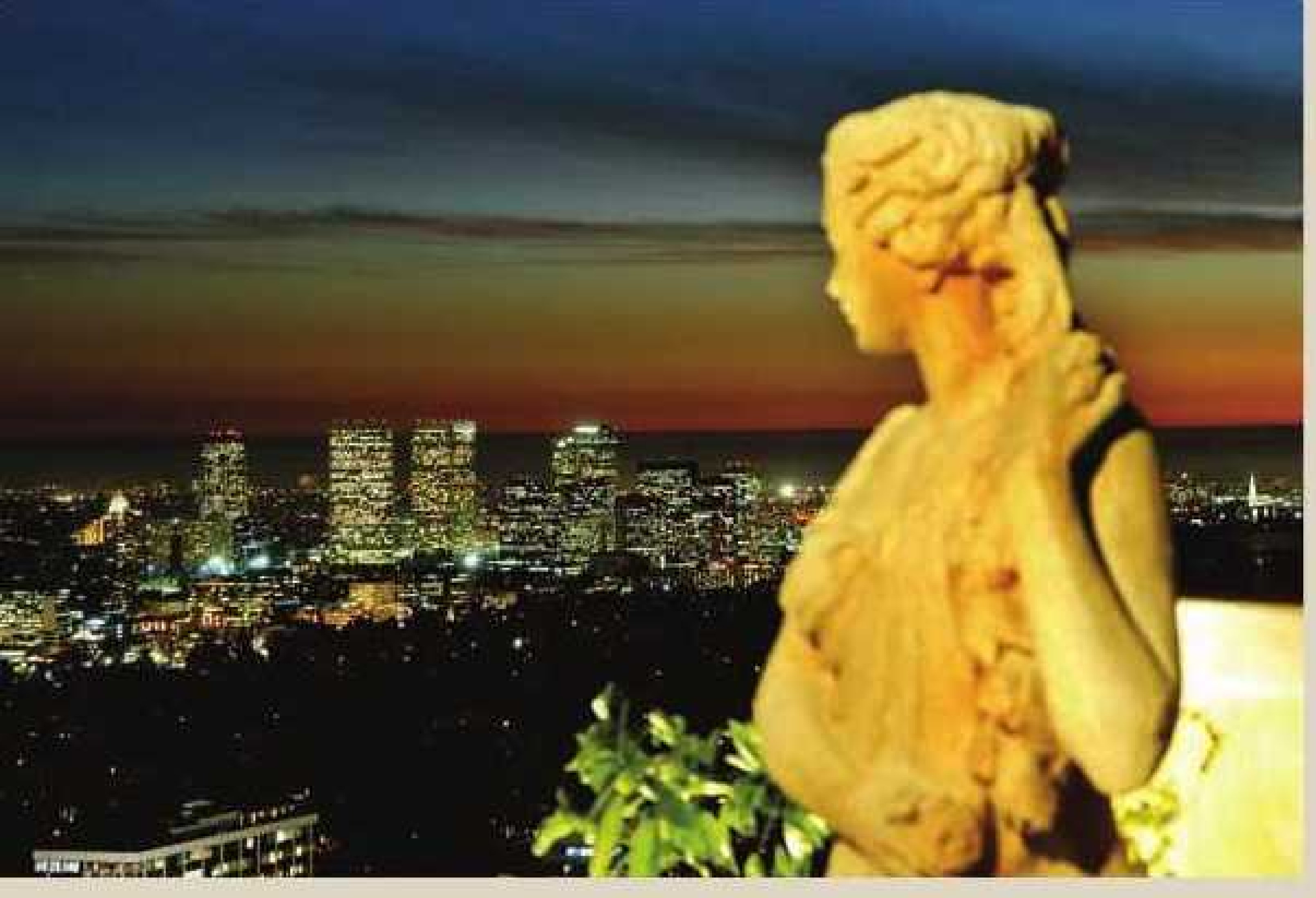


ROB EILBACHER
National Realty Associates, Inc.
310-268-2800

National Realty Associates, Inc.
www.NatRealty.com

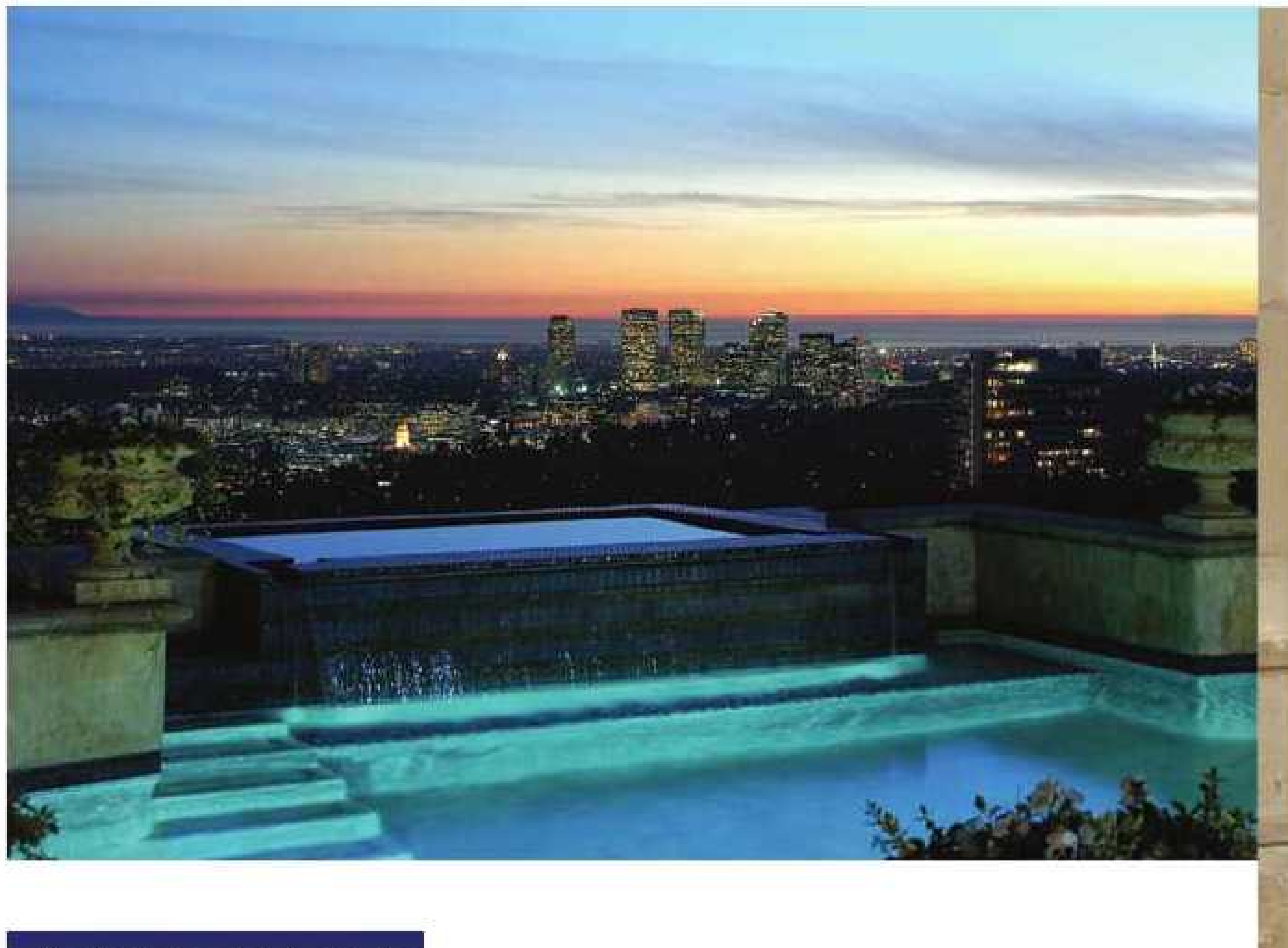
MONTECITO | CALIFORNIA



Villa Estate

LOS ANGELES I CALIFORNIA This architectural compound designed by Robert Offenhauser is the ultimate trophy in the "bird" streets. Head-on city to ocean views, consisting of a one-story main house with large scale rooms, all with walls of glass that disappear to patios, gardens, salt water pool, waterfall spa, and endless views. Grand master with lounge/screening room, his-and-hers bath, and two additional guest suites. Gourmet kitchen that opens to family room with fireplace and informal dining area. Tennis court and fully equipped guest house.

OFFERED AT **$17,500,000**



MIMI STARRETT
310-467-4395
mimi@hiltonhyland.com

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LOS ANGELES | CALIFORNIA

Villa Adelaide

SANTA MONICA | CALIFORNIA Extraordinary detail and grand scale rooms reflect old Hollywood glamour in newly constructed Villa Adelaide. Located at the end of a cul-de-sac street, this prime site offers complete privacy with spectacular views of the Santa Monica Mountains and the Pacific Ocean. This seven bedroom, 10 bath Spanish Colonial estate incorporates design elements of 19th and 20th century California architecture and its origins from Spain. Every detail has been designed with great care and includes splendid hand-painted tiles, stenciled and hand-distressed wood beam ceilings, corbels and overhangs, pointed Andalusian windows and hand-forged wrought iron banisters and railings. The Villa boasts a spectacular two-story foyer, living room, formal dining room, and library. The exquisite master suite with an adjacent sitting area is complete with a fireplace, private terrace, and dual baths featuring a spa tub, steam shower, and heated floors. The lower level consists of a gym, game room, media room, and a wine cellar with a tasting room which will be customized to the buyer's specifications.

7 bdrm | 10 bath

OFFERED AT $15,450,000

JODY FINE
310-230-3770
jodyfine@prula.com

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SANTA MONICA | CALIFORNIA •

20 Linda Isle

NEWPORT BEACH I CALIFORNIA Commanding one of the most prestigious addresses on the California Riviera, this lavish European-inspired villa embodies waterfront living at its most luxurious. Welcome sail-up guests to your private dock with six slips, one scaled to accommodate a 92-foot yacht. From the moment you enter the grand foyer with its graceful circular stairway, sweeping water views set the stage inside and out. In the majestic bay-facing living room, a carved limestone fireplace provides a rich counterpoint to the sparkling water beyond. The breathtaking views surround the romantic terrace off the master suite – a deluxe retreat with spa bath, exercise room, and office with bathroom. Four more bedrooms with private baths and a large laundry room complete this living level. Entertain on a grand scale in the expansive formal dining room and spacious kitchen with granite countertops, island with vegetable sink, 48" Viking stove and Sub-Zero refrigerator. Or host a casual gathering in the lower level media room complete with wine cellar, mini kitchen and powder room.

OFFERED AT **$11,795,000**

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THE WEIR TEAM
Susan, Carter & Ryan
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NEWPORT BEACH | CALIFORNIA

1255 Pacific Avenue

LAGUNA BEACH | CALIFORNIA The crown jewel of Mystic Hills, an architecturally stunning, grand-scale home, prominently situated atop the most prestigious ridge in central Laguna, with breathtaking 300-degree ocean panoramas. A modern design by renown architects Singer and Jeannette, this home is crafted almost entirely of natural granite, slate, marble, steel, and glass, and features clean European lines and vast stone outdoor terraces, spacious double kitchen, 74-ft. pool, spa and large rooftop deck, all ideal for entertaining en masse. Dramatic entry has wide chiseled stairs descending to a colossal great room with 25-ft. ceilings. Floor-to-ceiling curved glass windows accentuate the sheer volume on all four levels. Professional gym, sauna, steam, wine cellar, elevator. All four bedrooms are suites. Approximately 9,500 square feet. Visit www.1255pacific.com for details.

4 bdrm | 6 bath | 9,500 sq. ft.

OFFERED AT $12,500,000

CHRIS GUZIAK
RE/MAX Real Estate Services
949-285-0509
guziak@gmail.com
www.tropoproperties.com

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LAGUNA BEACH | CALIFORNIA •

Beach Front Paradise

LAGUNA BEACH I CALIFORNIA

Brand new beautiful ocean front home now complete. Direct access to the beach! Soak in coastline and beach views from numerous rooms. This exceptional floor plan boasts three bedrooms each with their own private bathroom plus a studio. The studio on the lower level is equipped with a private bath, laundry room and sundeck with gated access to the stairway leading to the sandy beach below. The living room and master suite feature a fireplace plus separate sundecks. A copper roof, mahogany garage doors, and built-in speakers are a few of the fine features.

4 bdrm I 4.5 bath I 2,559 sq. ft.

SELLER WILL ENTERTAIN OFFERS BETWEEN

$10,000,000 AND $12,000,000

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LAGUNA BEACH | CALIFORNIA

Exclusive Beach Road Estate

DANA POINT | CALIFORNIA Situated on the sandy beach of Dana Point, yes you own the beach! 24-hour guard-gated community of Beach Road. A classic Cape Cod design using beautiful custom craftsman finishes throughout. Offering the very best indoor/outdoor living and entertaining in all seasons! 3BR/3.5BA, gourmet kitchen, library/game room, formal dining room, bonus room, guest en suites, master bedroom with a private office loft and balconies. Turnkey and fully furnished including the art work! Hardwood floors throughout, soaring ceilings, central vacuum, security system, stereo system, sky lights, duel air conditioning units, decking with fire pit. Call for your private preview.

3 bdrm | 3.5 bath | 1,200 sq. ft.

OFFERED AT $7,199,000

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MARY GEORGE
949-363-7472
mary@marygeorge.com

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California Realty

DANA POINT | CALIFORNIA

35265 Beach Road

CAPISTRANO BEACH I CALIFORNIA This stunning, just-completed contemporary oceanfront estate represents a new landmark - and a new high water mark - for luxury living on the California Riviera. Gracing an oversized beachfront lot on exclusive Beach Road in Capistrano Beach, this exquisite home exudes that true toes-in-the-sand resort ambiance - with a white sand beach at your feet and forever views of ocean, crashing whitewater and endless coastline from nearly every room. Here, some of the region's most noted designers and builders have created a 5 bedroom, 5.5 bath work of art, using beautiful custom finishes, exotic imported materials, artisan craftsmanship and advanced technology, building and engineering techniques. The result is a breathtaking contemporary residence befitting its unparalleled location.

OFFERED AT $11,900,000

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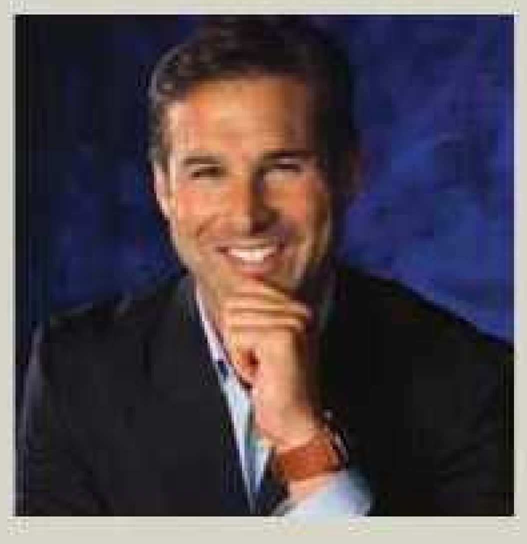

JOHN MCMONIGLE
949-640-3604
McMonigleGroup.com

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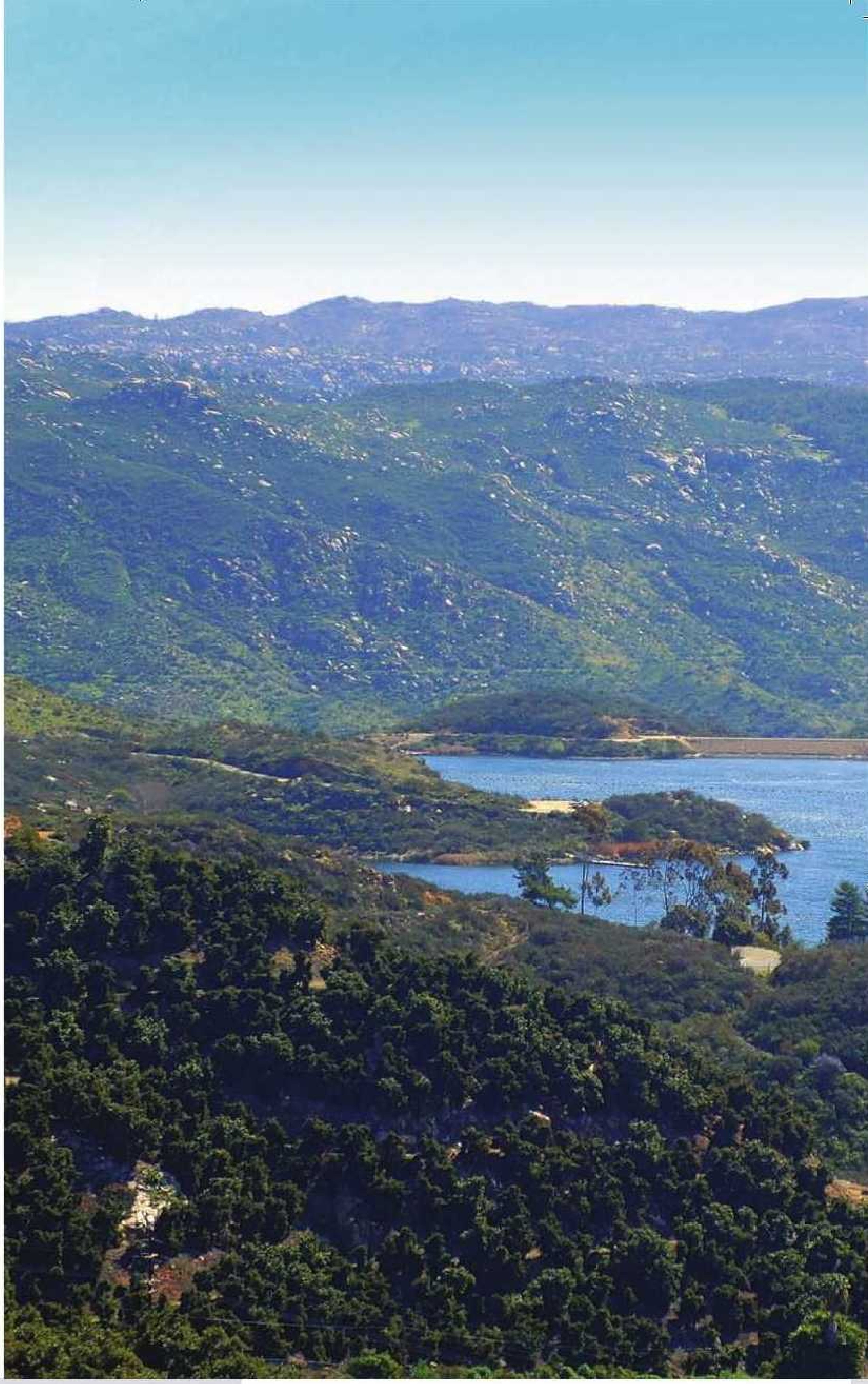
CAPISTRANO BEACH | CALIFORNIA •

Private And Spectacular

ESCONDIDO I CALIFORNIA

A spectacular privately gated 158 acre summit boasting an income baring avocado ranch of 15,000 trees, two lakes, two beautiful homes, guest houses, a yurt, bath house, and the most phenomenal views from every vantage point of the property including the ocean in the west. This serene estate has easy access to the freeway and only 45-minutes from Downtown San Diego. (Property can be sold in smaller parcels, call for more information).

OFFERED AT $9,970,000



BONI BUSCEMI, MBA
1299 Prospect Street
La Jolla, CA 92037
858-382-4101 Cell
858-459-0501 Direct
bonib@prusd.com

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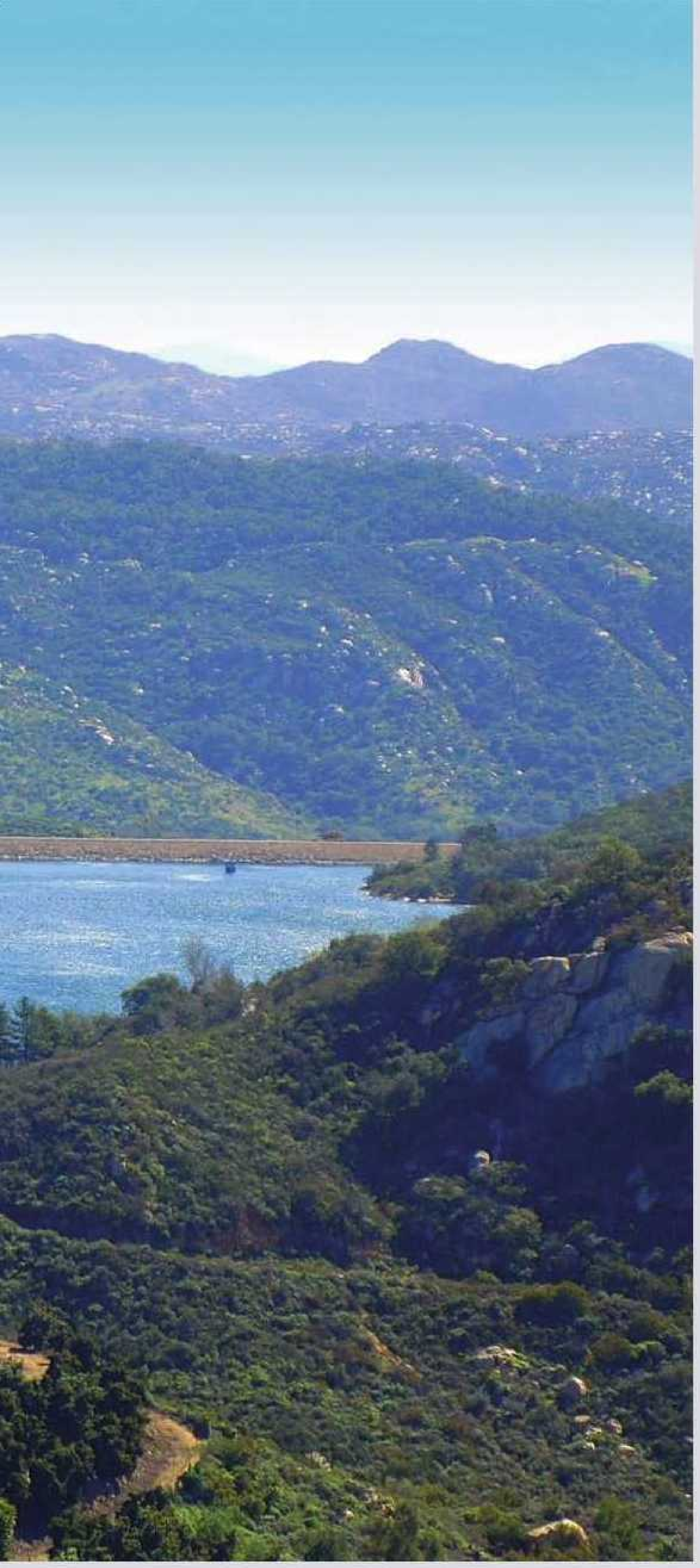

ESCONDIDO | CALIFORNIA

Golf Course Ocean Views

RANCHO SANTA FE | CALIFORNIA

This promontory Tuscan masterpiece has just been completely renovated. Exquisitely private on 2.8 manicured acres, the 10,000 sq. ft. main house maximizes breathtaking expansive views of the ocean, racetrack, Morgan Run, Fairbanks Ranch and Del Mar Country Clubs! This magnificent estate offers a 1,500 sq. ft. guest house, lighted tennis court, brand-new waterfall/ vanishing edge pool, deluxe home theater, and a massive executive office/library. Other amenities include an exercise room, spa, steam, sauna and a seven-car garage. To view a virtual tour, additional pictures, or information, visit this estate at www.5959LadysSecret.com.

OFFERED AT **$13,700,000**

TERRY HOLLADAY

760-445-3540

TerryHolladay@cox.net

www.TerryHolladay.com

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Symbiotical

RANCHO SANTA FE I CALIFORNIA

Designed by renowned architectural firm Safdie-Rabines and built by award-winning Wardell Builders, this home is superlative in its architecture and craftsmanship. Built on a two-acre panoramic view lot in Rancho Santa Fe, this residence rises out of the hills seamlessly blending stunning angles of contemporary design with the warmth and sensuality of the 400 year old straight-grained cedar. The home, with over 9,800 sq. ft. of well-designed living space, includes six bedrooms, eight baths, a library, plus many additional luxuries you would expect to find in the highest quality construction. The hand-selected building materials imbue this masterpiece with an aura of refined beauty, echoing the subtle drama of the surrounding vistas. www.14895ElSentido.com

6 bdrm | 8 bath | 9,857 sq. ft.

OFFERED AT $10,250,000

STEVEN SWILLEY-FRANCOEUR
Broker/CEO
858-349-2708
steven@allsandiego.com
www.allsandiego.com

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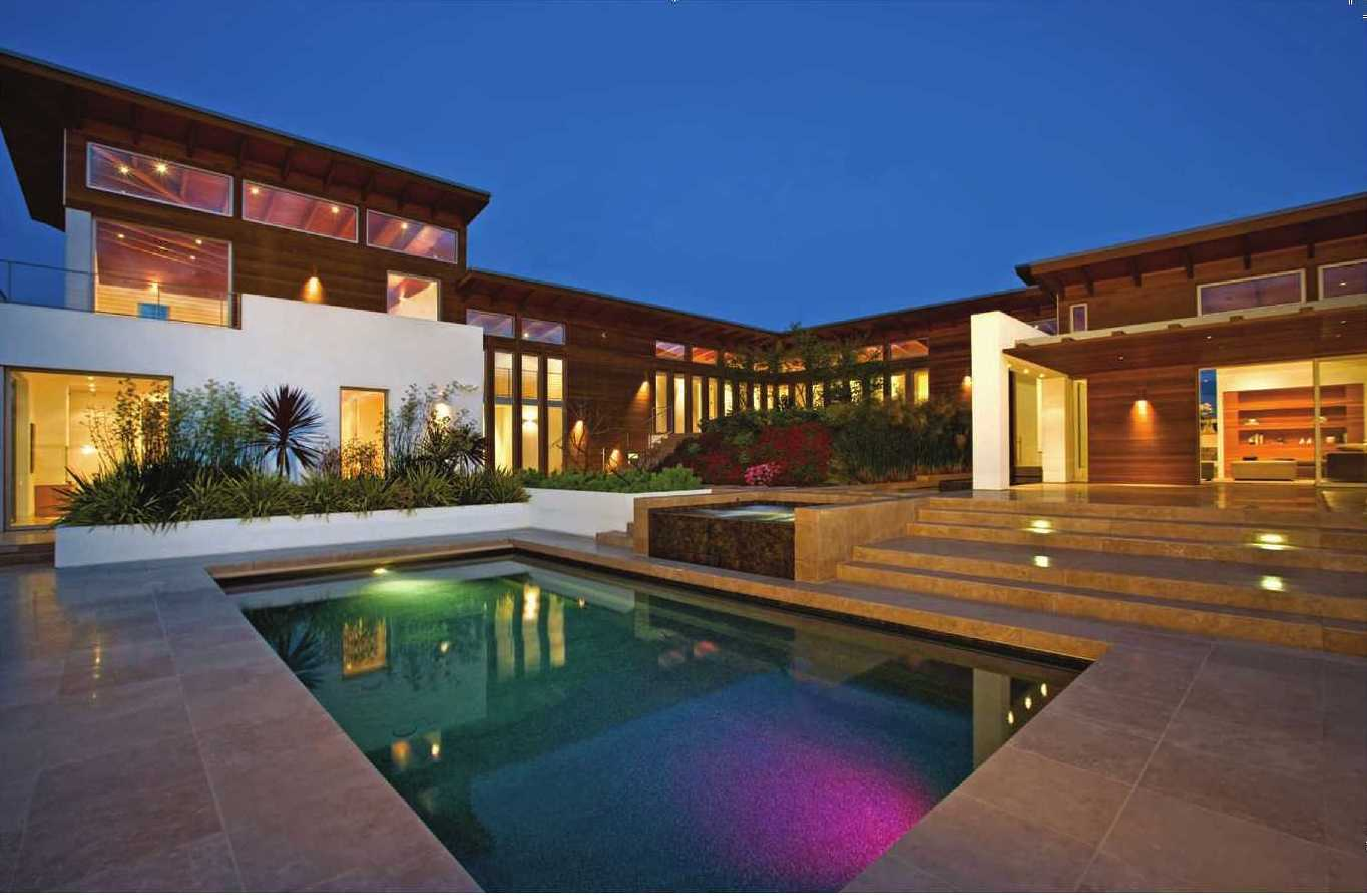
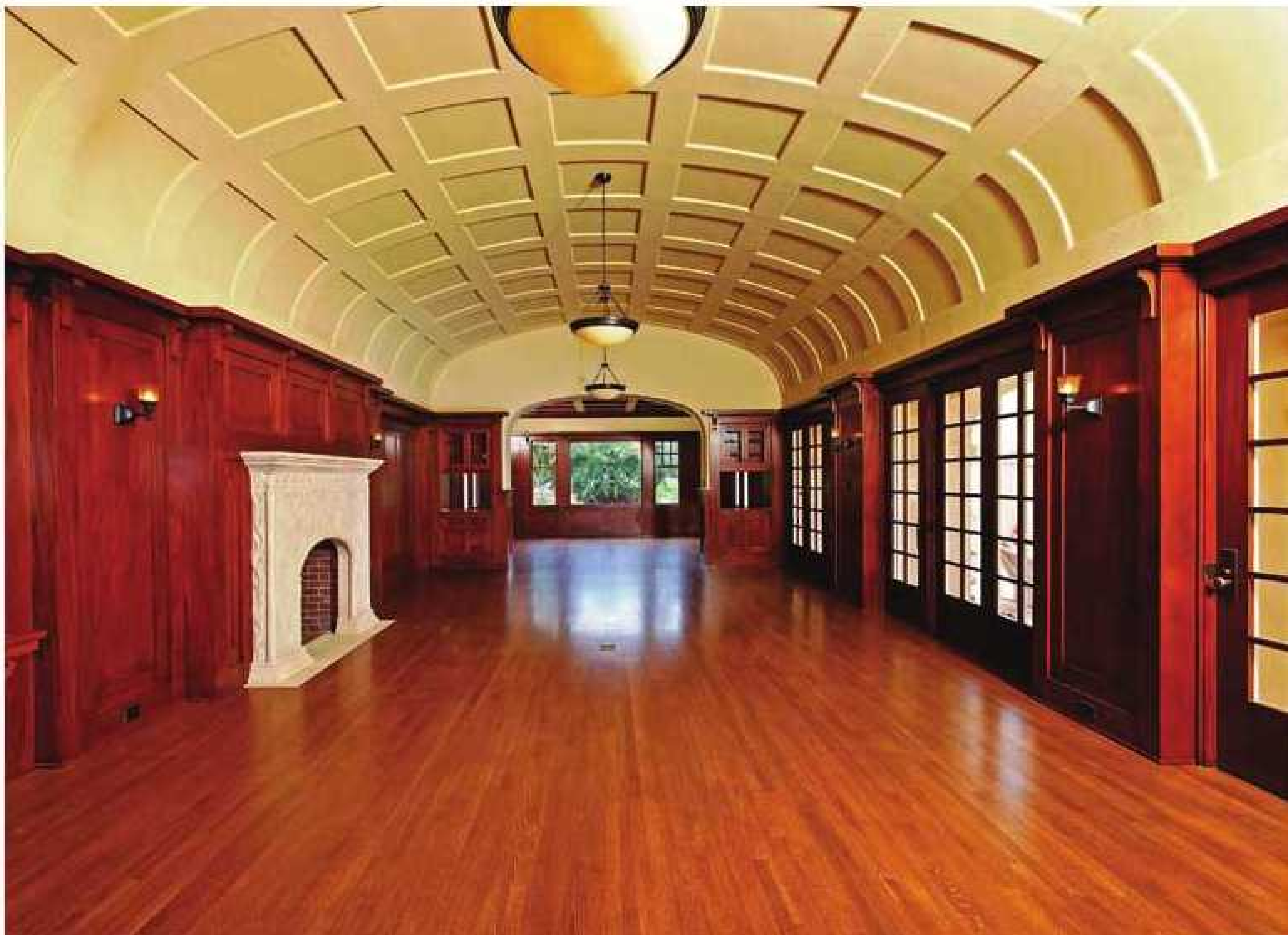


Del Mar's Finest

DEL MAR I CALIFORNIA Built for the Canfield family of Los Angeles in 1911, and designed by architect John Austin, the Pink Lady of Del Mar has finally been restored to its original grandeur. The meticulous renovation and expansion of this magnificent landmark estate overlooking the Pacific Ocean took over four years. This is one of Olde Del Mar's most unique and large usable sites. It is doubtful that this could ever be replicated again at this price. The residence encompasses six large bedroom suites, including a detached guest house, seven baths, and three powder rooms. The attention to detail and artisan craftsmanship is unsurpassed. The ballroom sized family room features a stone fireplace and spectacular barrel coved ceiling. A spacious master suite with sweeping ocean views occupies the entire second story. The home also features a huge swimming pool and spa, wine room, lower level media room, huge gym/bonus room and spa facility with separate sauna and dedicated massage area. Additional amenities of this incredible residence are too numerous to list and include a chef's kitchen, five fireplaces, radiant heat throughout, original quarter sawn oak flooring, five garages with quality woodworked interiors, dramatic outdoor entertaining spaces and rolling lawn. This is Del Mar's finest!

6 bdrm I 10 bath I 10,209 sq. ft.

OFFERED AT $19,950,000



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DEL MAR | CALIFORNIA

3403 Kellogg Way

SAN DIEGO I CALIFORNIA Located on the hill, behind gates, this elegantly designed home looks over the La Playa yacht club basin, the entire city of San Diego, and the mountains to the east. Floor-to-ceiling windows grace the grand entry for stunning views upon entering. With over 12,000 square feet in the main house, this home truly has it all. The four generous bedroom suites, gracious dining and living spaces, and an extraordinary family room located off the center island kitchen all offer views of the water. You will also enjoy the game room with highly polished inlayed wood floors. Every inch of this home has a function, from the completely outfitted project room and working office, to the temperature-controlled wine storage room and space for the home theatre. Also available for purchase is the three-bedroom, three-bath home, located adjacent to the east. Please call Kramer and Martin for your private tour of this magnificent estate.

OFFERED AT $16,500,000

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PATRICIA KRAMER
PATRICIA LOU MARTIN
858-756-2398
www.ranchandcoastproperty.com

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SAN DIEGO | CALIFORNIA •

Palazzo De Cielo

DOWNTOWN SAN DIEGO | CALIFORNIA Rome wasn't built in a day nor was this palace in the sky. Entering this breathtaking penthouse is like taking a step back in time. A time when elegance and pride in craftsmanship were the cornerstones of design. Meticulously executed, this residence took 50 artisans over 47,000 hours to create. With 4,400 square feet of interior space and 1,500 square feet of garden terrace, this home enjoys seamless entertaining and glorious views from almost every room. In addition, enjoy the theater room, a billiard and game room, a refrigerated wine cellar, state-of-the-art electronic and audio/visual systems, and yards of the world's most beautiful and precious marble, travertine, granite, and onyx. Other amenities include four bedrooms and 4.5 baths, and a majestic, two-story great hall.

4 bdrm | 4.5 bath | 4,400 sq. ft.

OFFERED AT $10,000,000

PAUL ROBERTS IN ASSOCIATION
WITH GREGG & DEBBIE NEUMAN
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Virtual Tour: www.SellSanDiego.com
www.PalaceInTheSky.net

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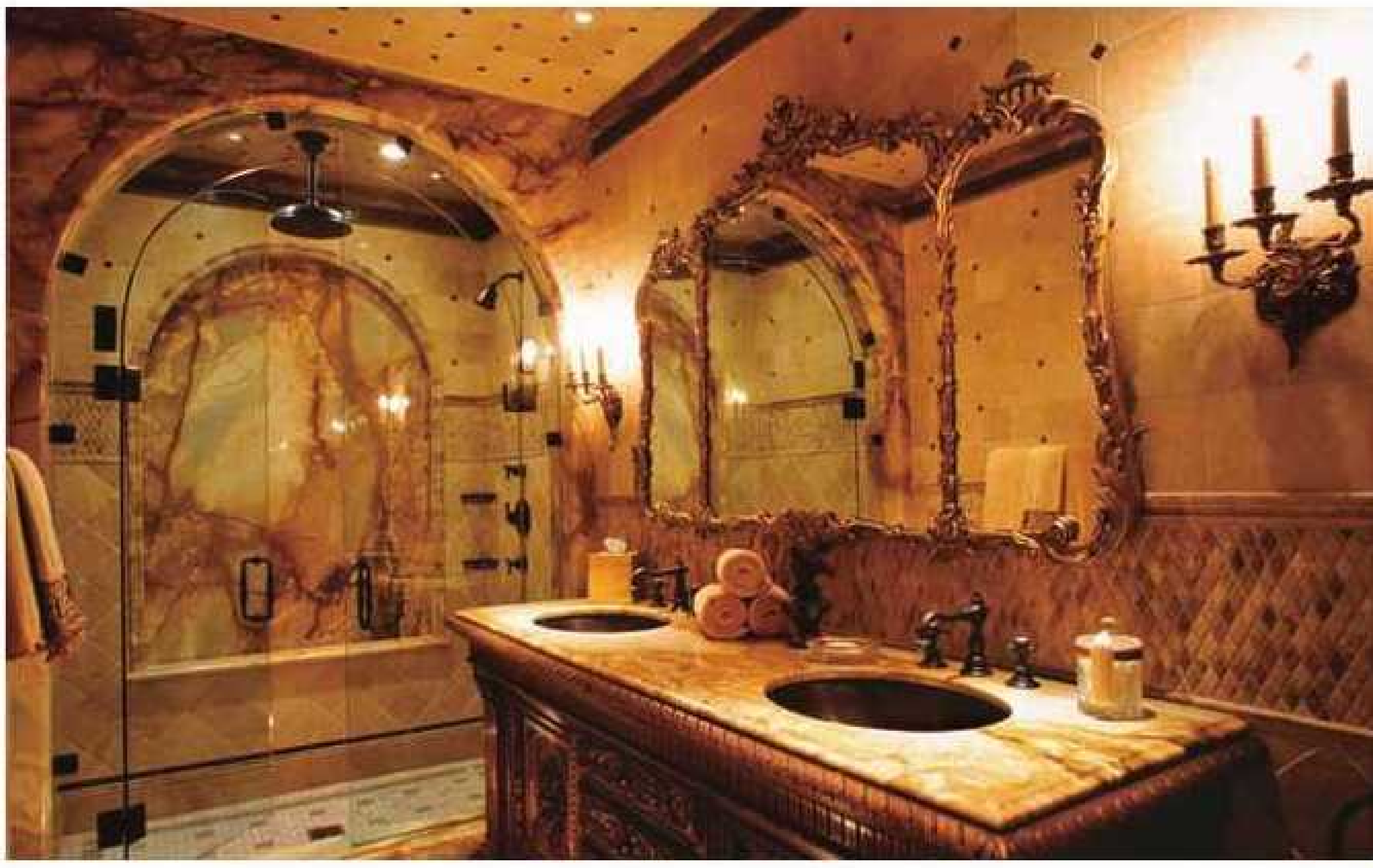

Perfect Climate, Perfect View

CORONADO I CALIFORNIA This classic Mediterranean villa is located across the Bay from downtown San Diego in the picturesque island village of Coronado and is designed to fully embrace the bayside city views. A semi-circular driveway leads to a portico entry with lead-glass double doors and marble foyer with circular stairway to the second floor foyer, sitting room and three bedroom suites. The home-décor uses the finest material in marble flooring, lead glass windows, artful bronze railings and beautiful built-in cabinetry. The formal dining room and living room with marble fireplace are perfect contrast to the comfortable and casual family room and inviting kitchen area with spectacular view and open access to the large patio and backyard. With its 85 ft of wharfage on the Bay, the terraced patio with pool and spa becomes an enchanted spot to view the city lights of San Diego. Come visit this Coronado rarity and get a taste of Southern California Living.

SELLER WILL ENTERTAIN OFFERS BETWEEN

$12,000,000 AND $13,500,876

THE KATHY POUNDS TEAM

619-997-3171 Kathy's Cell

619-997-3112 Lisa's Cell

Top 1% of Prudential

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Prestigious The Point, Coronado Cays

CORONADO I CALIFORNIA Don't miss this rare opportunity to own on the end of The Point in the Coronado Cays. New side-tie 100-ft. dock will accommodate up to a 120-ft. mega yacht. This premier property has four bedrooms, four baths and features a home office, formal dining room, elevator, spa fountain, wine cellar, maid quarters, bar, arched fireplace, and a three-car garage. Enjoy the sunshine on the large front balcony and expansive patio with 131-ft. frontage on the bay soaking in the panoramic views of the Bay and Coronado Bridge. Live your dream!

OFFERED AT $9,225,000

THE KATHY POUNDS TEAM
619-997-3171 Kathy's Cell
619-997-3112 Lisa's Cell
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Exquisitely Unique

LA JOLLA I CALIFORNIA This superbly constructed home should be in Architectural Digest for its design and incredible interior details. Sweeping white water, Torrey Pine cliffs and night light views from every room except one of six bedrooms make this a very rare find. There is a Hollywood worthy media room with a huge screen, stage with curtains, imported leather lounges and the latest electronics. The luxurious sunlit interior features carved stone columns, limestone and mahogany floors, unique moldings and meticulous attention to detail. The beautiful family kitchen has two dish pantries and one silver closet, plus a spectacular octagonal domed breakfast area. The fabulous master suite on the main level has a sitting area, antique fireplace, and the expansive master bath has views forever with his-and-her everything. The elevator supplements a magnificent stone staircase leading to the full width lower level, with a large bonus room and an enchanting library/office. The outdoor living/party room, has a fireplace and BBQ system and heaters. An expansive upper deck is accessed from all rooms and provides a beautiful, comfortable ambience. Did we mention the views?

SELLER WILL ENTERTAIN OFFERS BETWEEN
$9,750,000 AND $11,115,876*

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PETER & JUDY CORRENTE
858-551-5800
correntes@prusd.com
www.lajollacahomes.com

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LA JOLLA | CALIFORNIA

Wondrous Modern

LA JOLLA I CALIFORNIA Architectural genius, superb custom craftsmanship, and passionate collaboration have created this important design achievement by award-winning architect Jonathan Segal, FAIA. Safely secured on its bluff at the sea by extraordinary construction and design, this exquisite home is built for the highest standard of easy, low-maintenance convenience and luxurious indoor-outdoor living in an absolutely breathtaking setting amidst the tidal pools and world-renowned surf break at South Bird Rock... Sweeping sea and sunset views from the site offer spectacular seasonal wildlife migrations, dazzling coastal night lights to Point Loma, technicolor cloud and undersea formations, tidal pools, and endless, everchanging enjoyment. The residence offers unparalleled design features including massive poured-in-place concrete rising four levels, Cor-Ten steel plating, vast glass windows and disappearing glass doors. Form meets function in the extreme, offering not only the sublime appearance of seamless design but green, environmentally sound structure.

OFFERED AT $9,975,000

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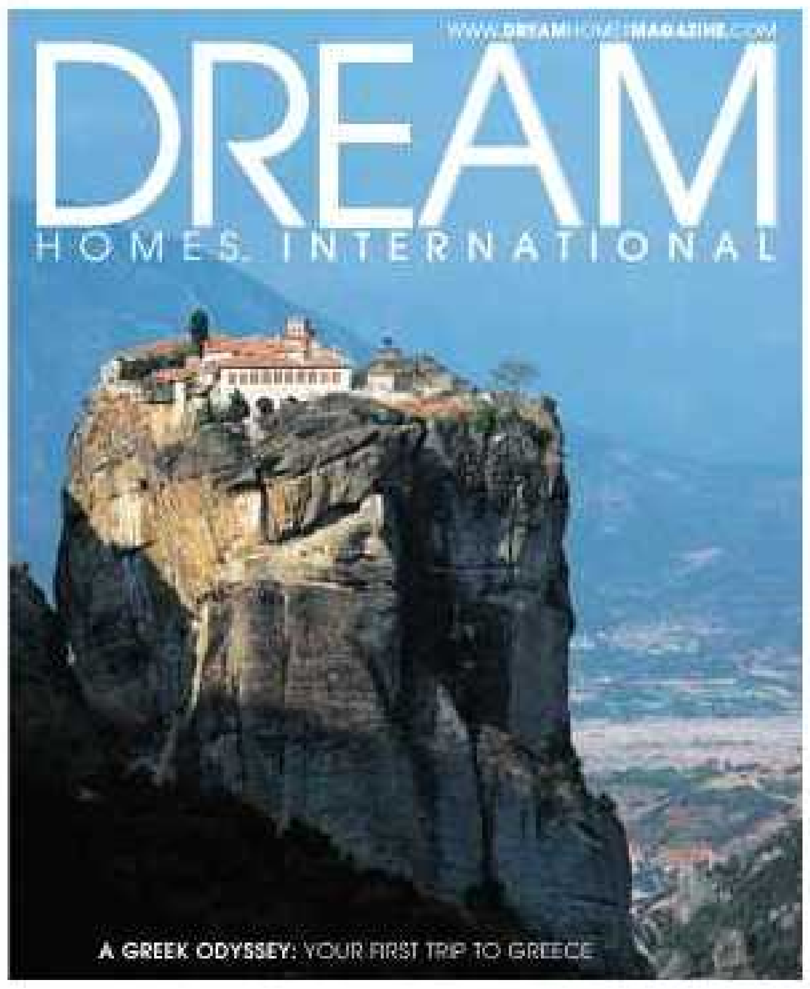

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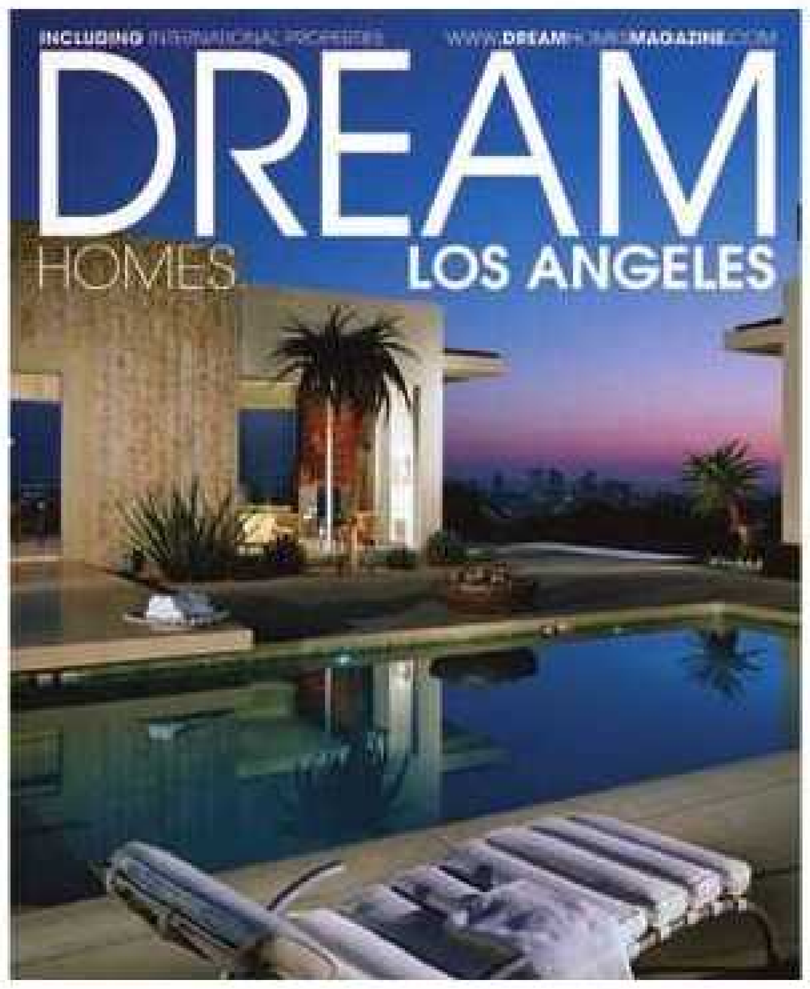

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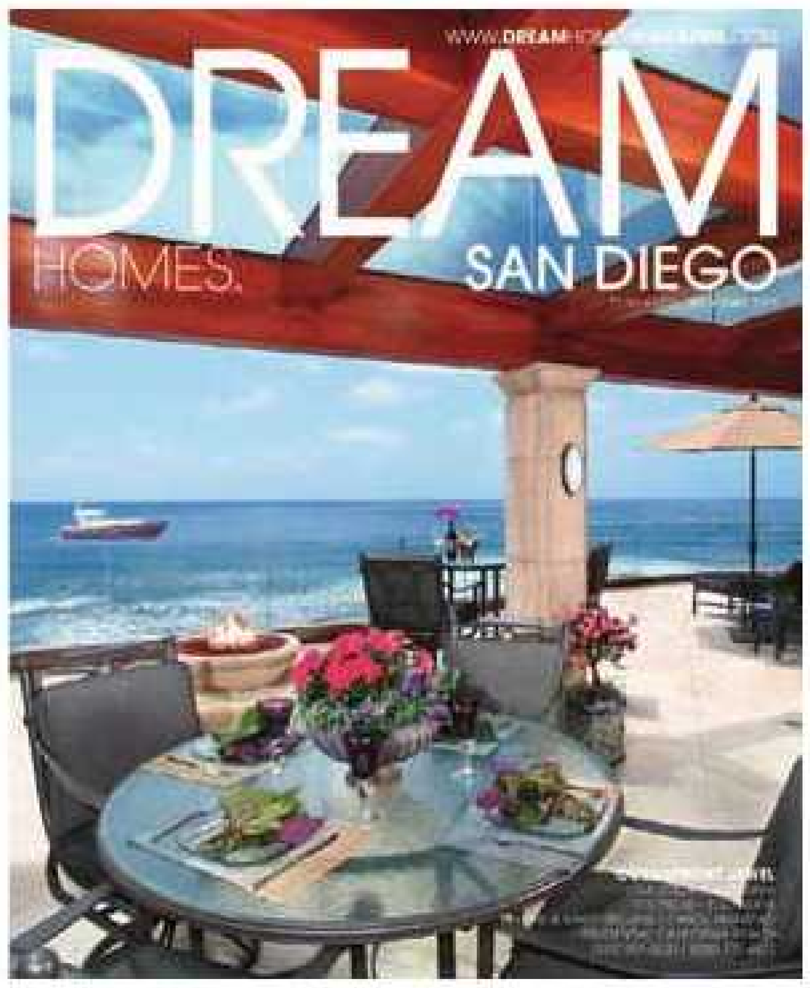

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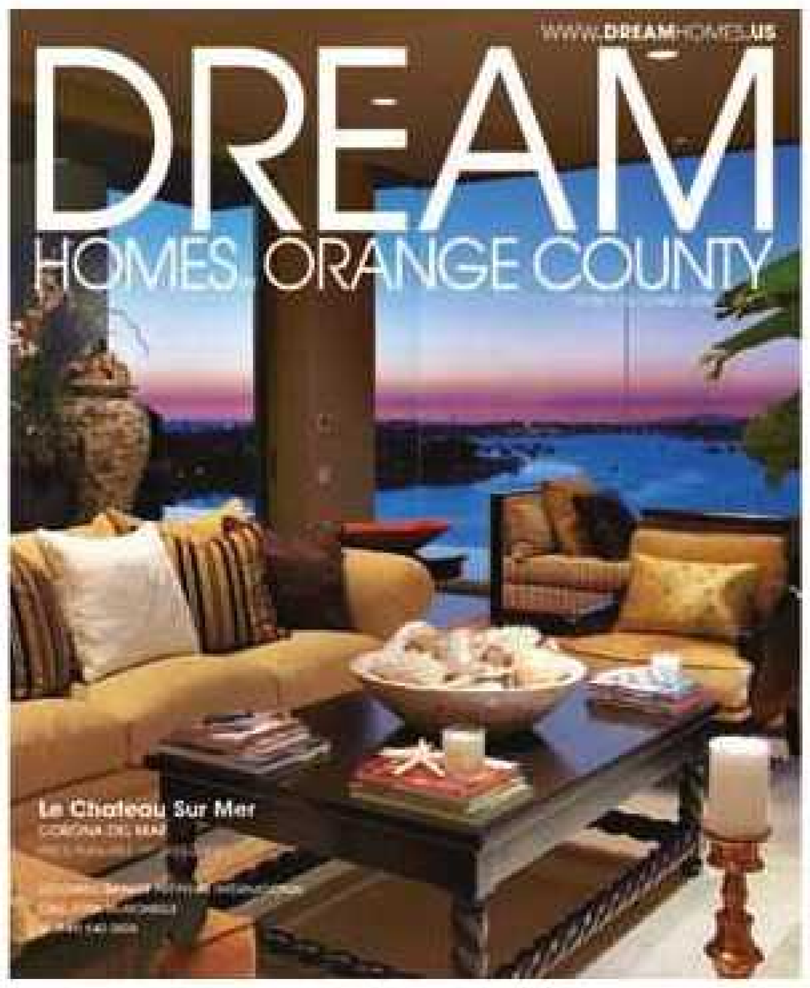

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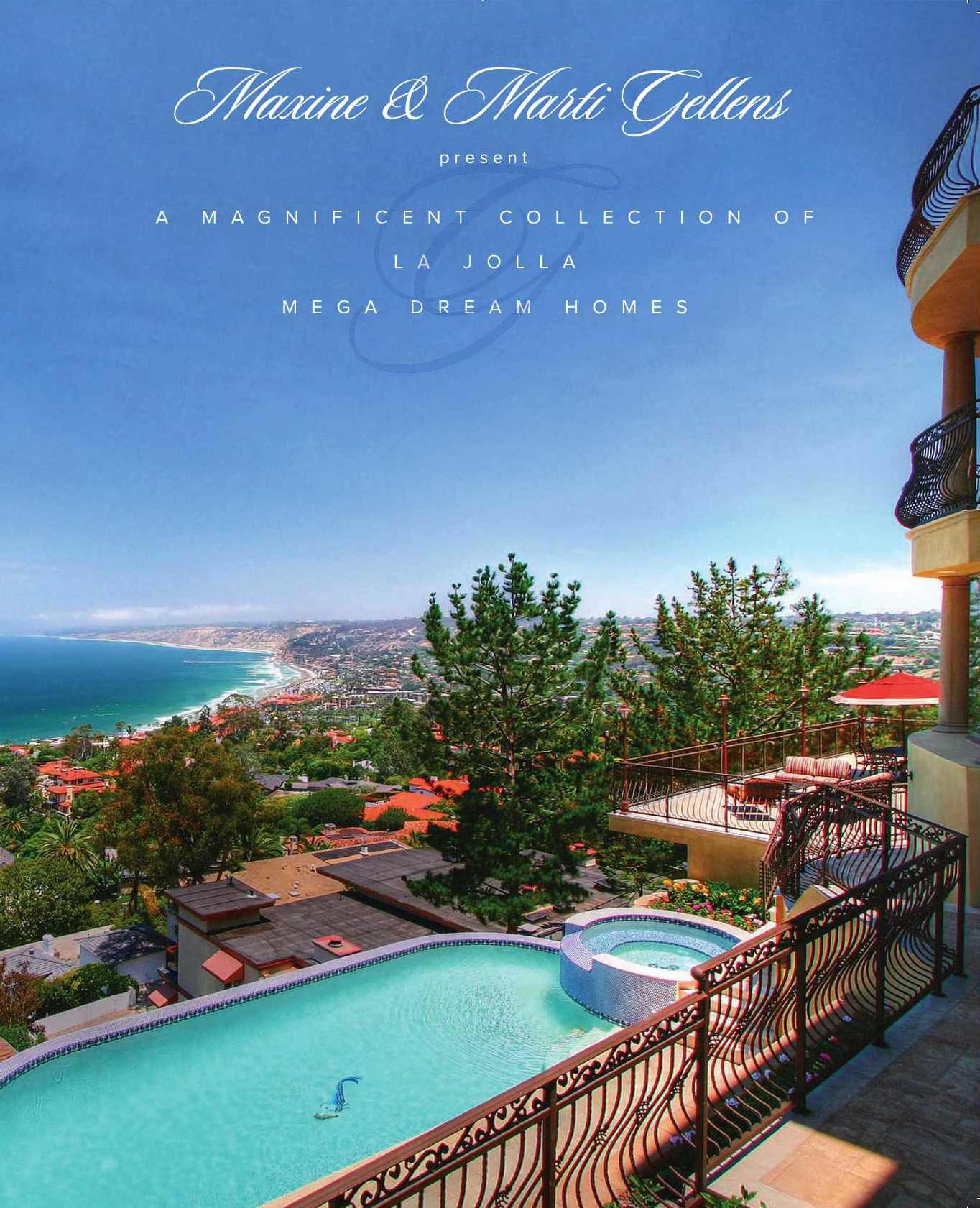
Maxine & Marti Gellens
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A MAGNIFICENT COLLECTION OF
LA JOLLA
MEGA DREAM HOMES

Architectural Masterpiece

LA JOLLA I CALIFORNIA This extraordinary contemporary new residence is a stellar example of stunning curvilinear architecture combined with dramatic walls of glass, with emphasis on breathtaking ocean and city views from an elevated site! Handcrafted copper clad entry doors lead to an exquisite floor plan with 5 exceptional bedroom suites, 6.5 baths, soaring ceilings, a home theatre, "smart home" technology system, stone and hardwood flooring, 5 fireplaces, and a magnificent master suite with a closet grand enough for the rich and famous. The theatre/game room includes a retractable screen, a wet bar, balcony, full bath, and a wine room. The salt water vanishing edge pool and spa, set into an expansive patio, creates a myriad of beautiful reflections.

OFFERED AT $12,900,000

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ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.
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LA JOLLA | CALIFORNIA •

Oceanfront Jewel

LA JOLLA I CALIFORNIA This four bedroom oceanfront residence, completely remodeled in 2001, has been crafted to showcase the captivating ocean views! Leaded glass arched entry doors open into a private, landscaped courtyard with French limestone and granite flooring. The living areas flow seamlessly together in an open floor plan. Exceptional interior appointments include Venetian plastered walls, imported Murano glass light fixtures and fiber optic mood lighting, mahogany doors and windows, Beidermeier design-carved mahogany in all bathrooms and office cabinetry. The master retreat leads through floor to ceiling glass doors to oceanfront patios, making this tropical paradise the epitome of indoor/outdoor living. The solarium is an absolute masterpiece! The lap pool and spa is a beauty with its two waterfalls, "blue pearl" granite water line border and endless pool jets.

SELLER WILL ENTERTAIN OFFERS BETWEEN

$10,750,000 AND $12,750,876

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LA JOLLA | CALIFORNIA

Oceanfront Grandeur

LA JOLLA I CALIFORNIA This magnificent gated English country oceanfront estate on La Jolla's "street of dreams" was completely remodeled in 2005, and in 2008 expanded with the addition of a two bedroom, two bathroom suite. Panoramic ocean views can be enjoyed from most rooms, and there is private access to a small beach area below. The elegantly designed tri-level floor plan offers 6,400 est. sq. ft., five bedrooms, six full baths plus three powder rooms, walnut flooring, two kitchens, a family/theater room with 119-in. drop-down screen, and an office. The grand master suite, located on the entry level, offers a view balcony, expansive walk-in closet with custom built-ins, and a sumptuous bathroom with heated floor, heated towel racks, spa tub, and separate shower. The beautiful yard includes a gazebo and spa, and is gated for privacy. The amenities and the ambiance in this home are incredible!

SELLER WILL ENTERTAIN OFFERS BETWEEN
$13,250,000 AND $15,000,876*

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LA JOLLA | CALIFORNIA •

One Of A Kind

LA JOLLA SHORES I CALIFORNIA Newly constructed in 2007, this exquisite residence boasts panoramic whitewater views of the ocean, La Jolla Shores, and La Jolla Cove. The artfully designed entry foyer with soothing water features leads to an interior of approximately 10,475 est. sq. ft., consisting of four bedrooms, six full baths plus four powder rooms, a theatre, an office, recreation room, and an elevator. A dramatic vanishing edge pool and spa faces spectacular views of the ocean and La Jolla Shores. Of no small significance is the 2,900 sq. ft. garage/party room accommodating up to eight vehicles. Unique and exotic interior appointments include African sapele hardwood flooring, Europlaster walls, French limestone flooring, beech/ebony/zircote wood cabinetry, solid bronze doors and windows, and extensive use of stone, such as a fossil pearl marble fireplace hearth. Electronically this house is state-of-the-art. Architecturally created by the award-winning team of Island Architects and stunning interior design by Arthur Porras, ASID.

SELLER WILL ENTERTAIN OFFERS BETWEEN
$19,000,000 AND $24,000,876*

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LA JOLLA | CALIFORNIA •

On The Ocean Bluff!

DEL MAR I CALIFORNIA A unique opportunity to own two brand new, fully furnished Craftsman cottages, side-by-side on the ocean bluff in Del Mar! Together they offer five bedrooms, five full baths plus two powder rooms, walnut flooring, alder cabinetry, surround sound system, patios, landscaped grounds and a one-car garage for each. Both homes are offered fully furnished, including five TVs. The larger home is right on the bluff with breathtaking ocean and sunset views, and approximately 2,450 sq. ft., Calcutta slab marble counters in the kitchen, and the master retreat is privately situated on the upper level. The smaller house is situated one house from the bluff and offers approximately 1,700 sq. ft., but provides three bedrooms, three baths, gorgeous ocean views, and the same exquisite detailing and design elements throughout.

BOTH HOUSES TOGETHER OFFERED AT $11,900,000

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DEL MAR | CALIFORNIA •

Contemporary Beachfront

LA JOLLA I CALIFORNIA Glorious panoramic sea, coastline and sunset views are maximized by 50 linear feet of glass in the living areas of this dazzling residence at La Jolla Shores. The property is uniquely positioned for prominent views on a rare beachfront site. Its clean, contemporary design offers spectacular views through vast movable walls of glass and voluminous living areas with high ceilings. This magnificent residence of over 9,000 sq. ft. offers three levels of enjoyment, with each floor served by an elevator. Relax in luxurious privacy on the expansive seaside deck with the option of "people-watching!" Enjoy surfing, swimming, diving, strolling, fishing, and ever-changing views of passing sealife, sunsets, and surf. An extraordinary opportunity.

OFFERED AT $25,950,000

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LA JOLLA | CALIFORNIA •

Rare Oceanfront Property

LA JOLLA SHORES I CALIFORNIA Situated on a unique oceanfront site just south of the La Jolla Beach and Tennis Club, featuring gorgeous whitewater ocean and north shore views. House offers expansive beach level patio, three bedrooms and three baths on the entry level, and one bedroom and bath garage conversion. This truly special property is awaiting your magic touch to make this house fabulous. At present, it is a single level home with conveniences on the entry level. Location close to all things La Jolla!

OFFERED AT $11,900,000

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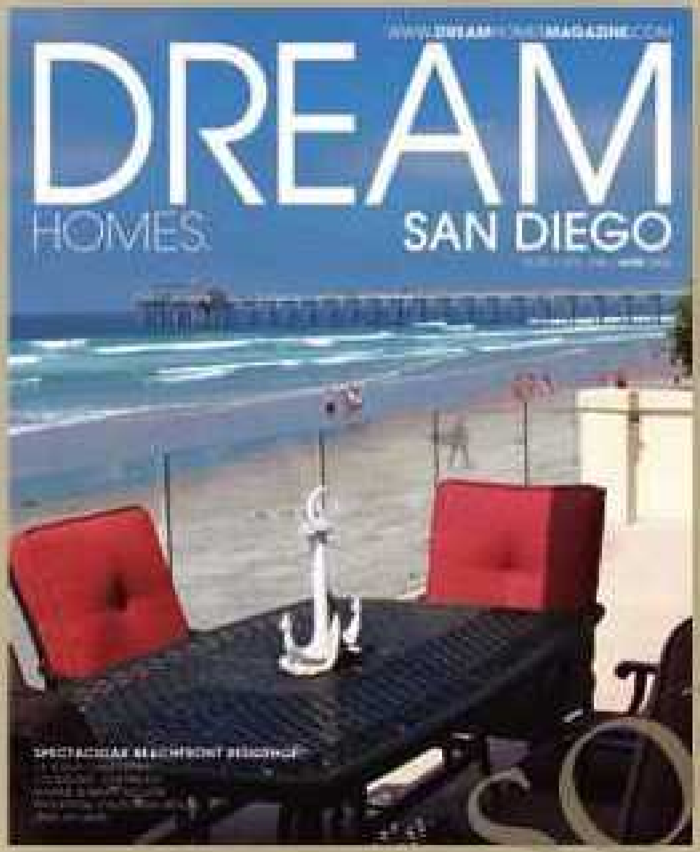
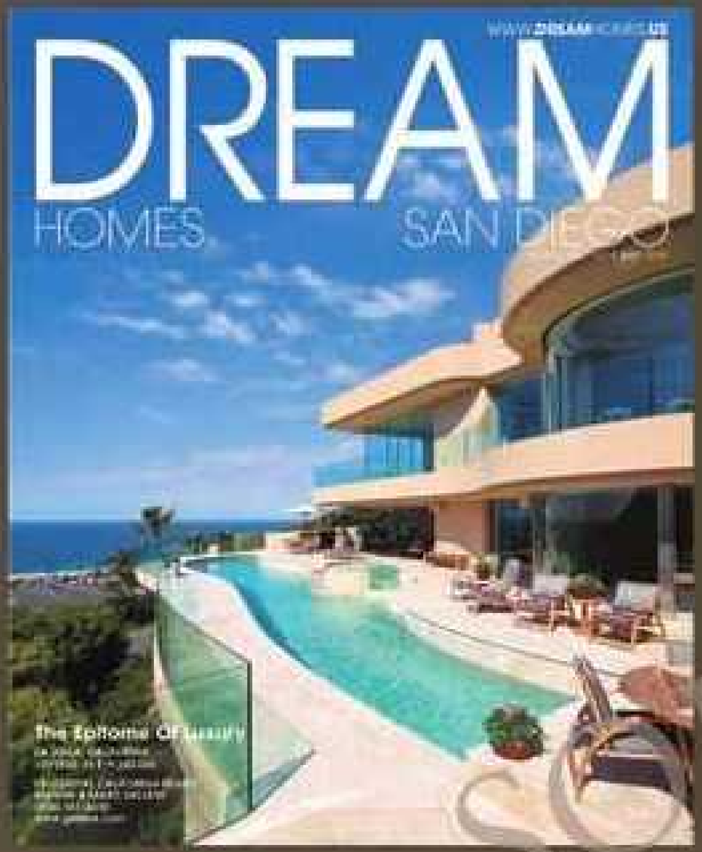
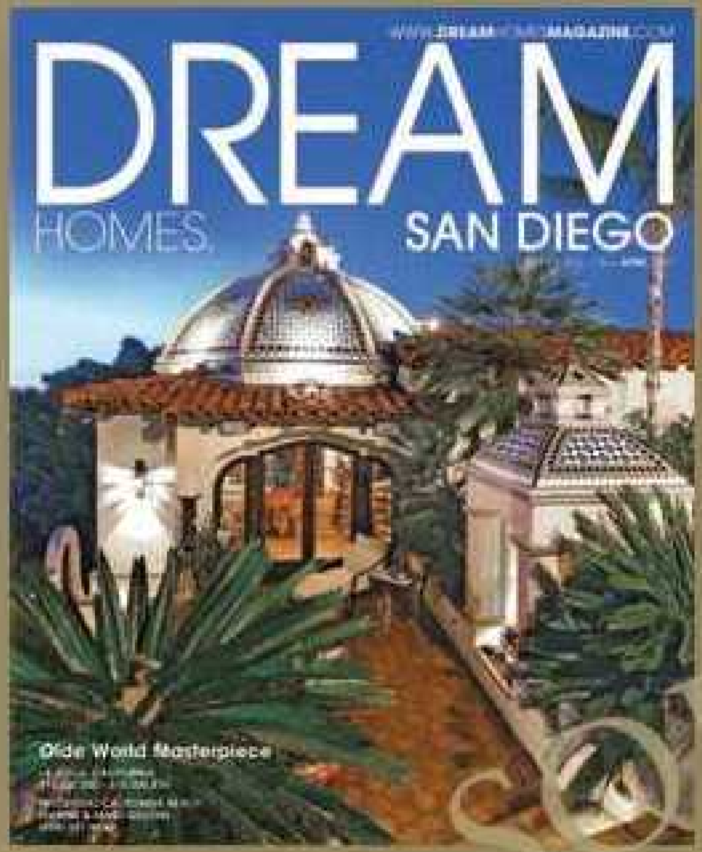
LA JOLLA | CALIFORNIA

HERE ARE MAXINE & MARTI GELLENS' RECENTLY SOLD MEGA DREAM HOMES IN LA JOLLA!







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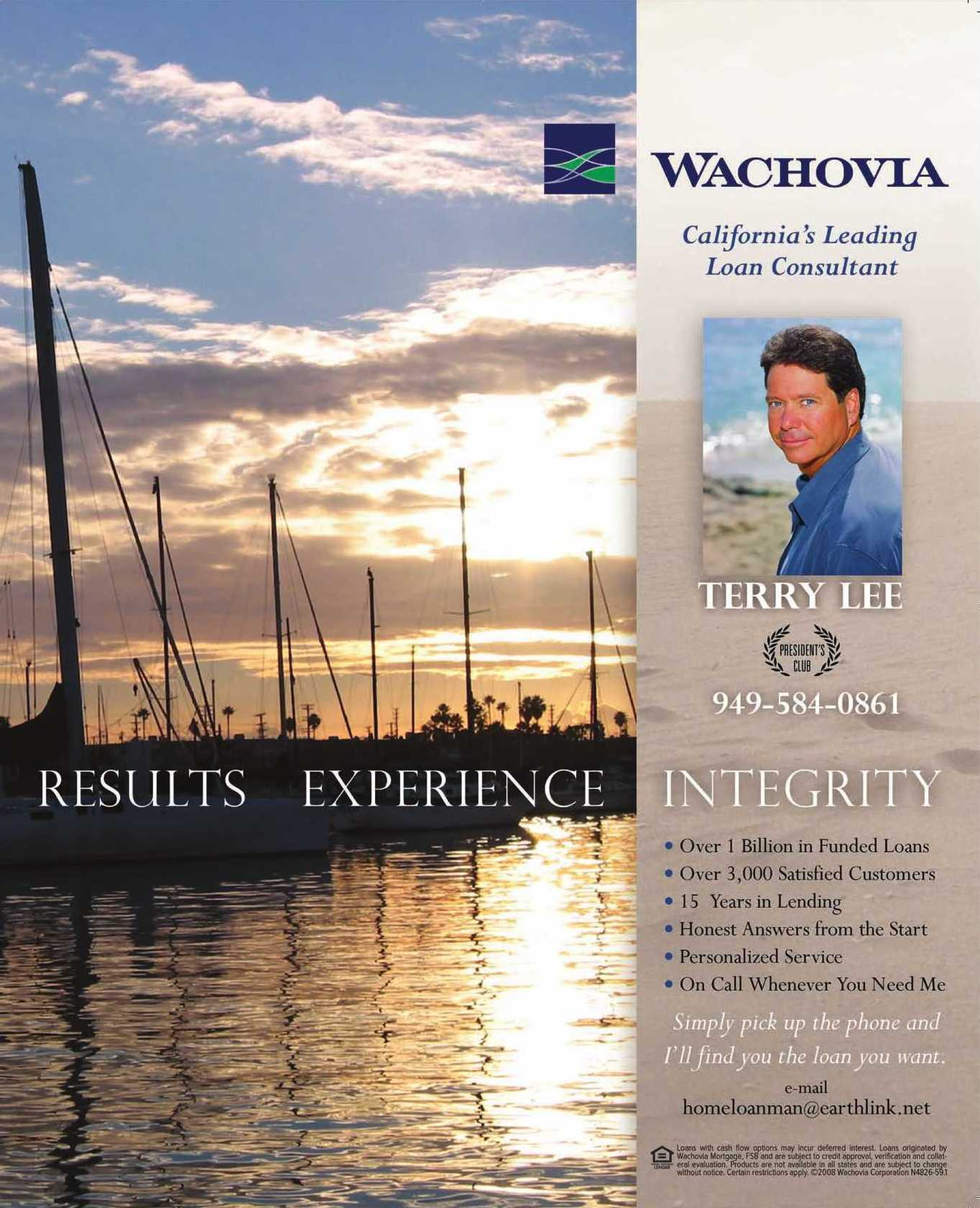
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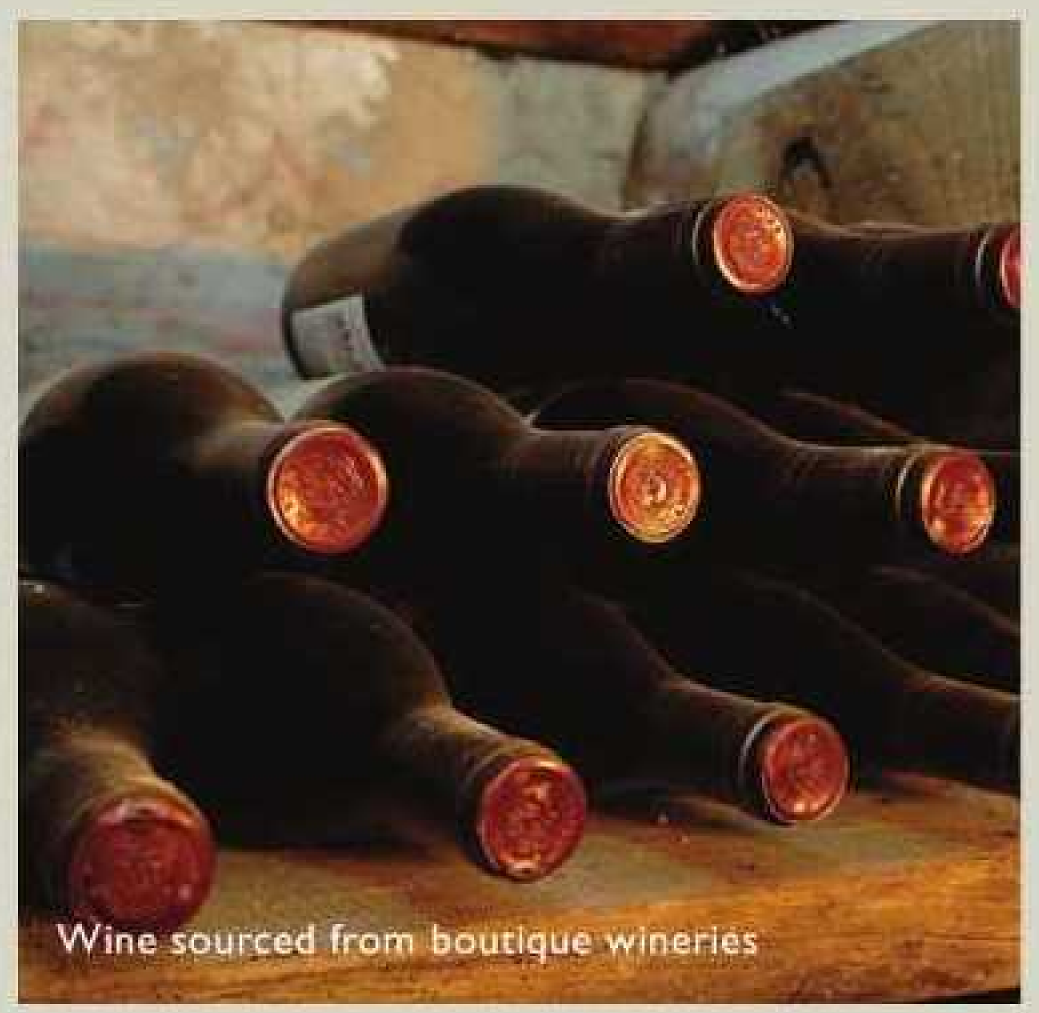
Corsanico, Tuscany

Luxury vehicle with sat-nav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Daily housekeeping

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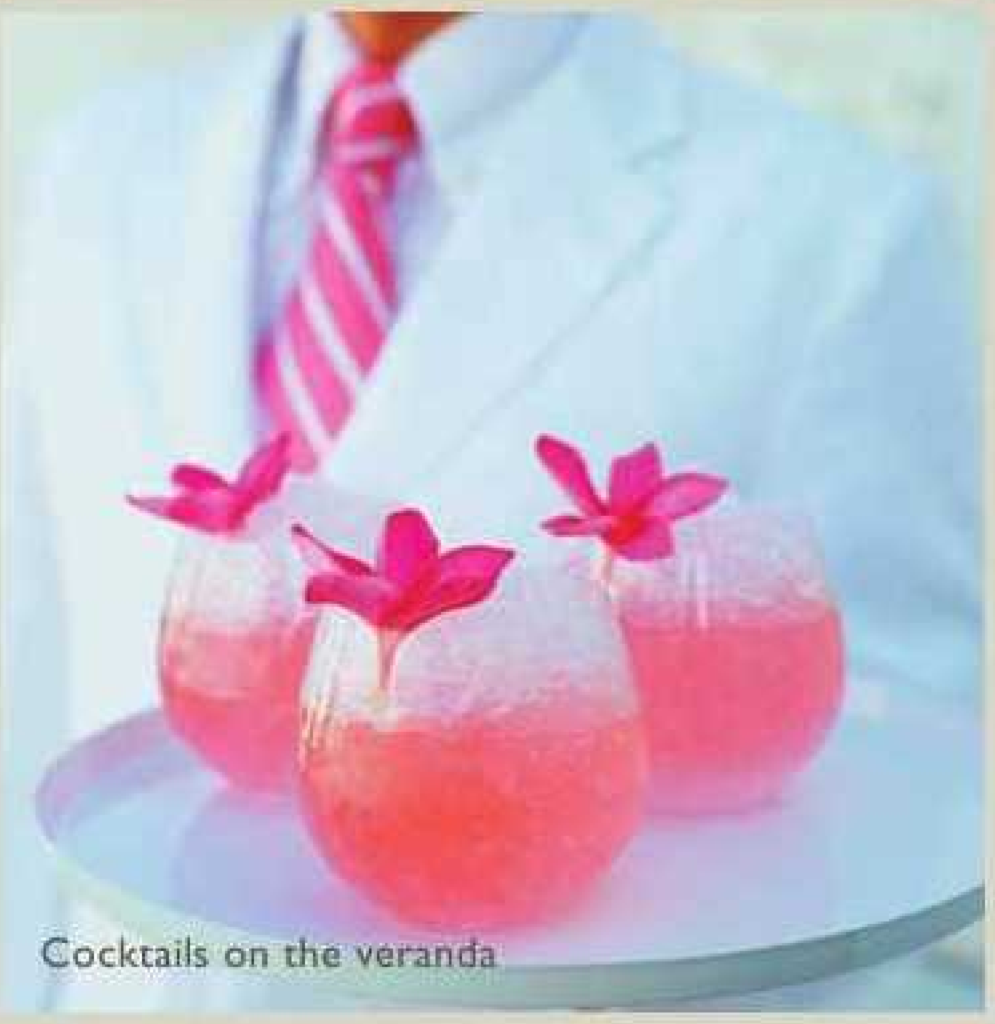
Cocktails on the veranda

Reservations organised at acclaimed restaurants

Beaver Creek, Colorado

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